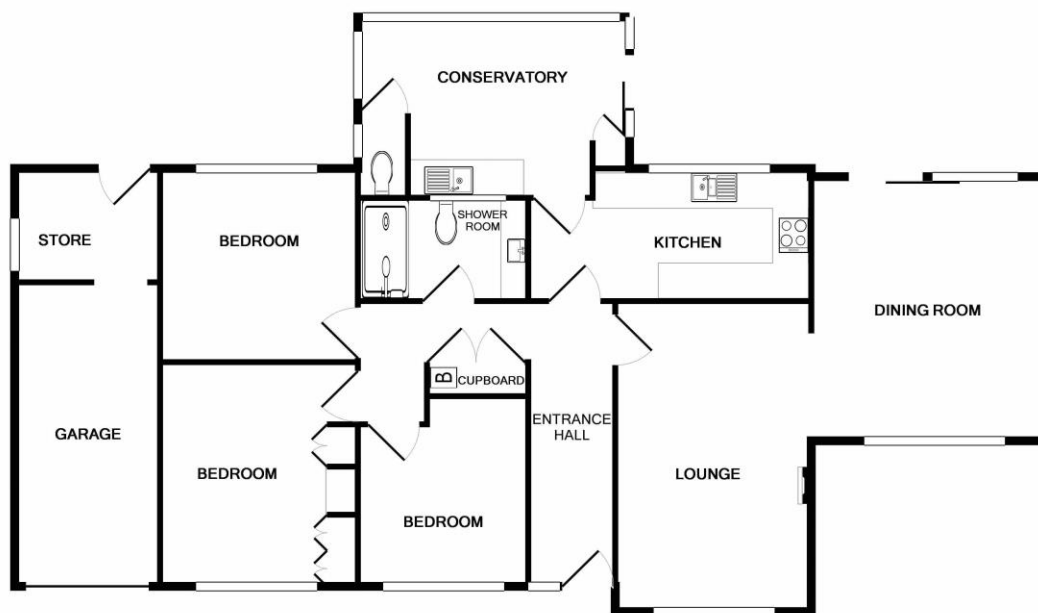


Cambridge Road, Brixham, TQ5 8JW



Situated in a level corner plot, this three bedroom **DETACHED BUNGALOW** offers a fantastic amount of space with an exceptional garden that wraps round the whole of the property. There are spaciouly appointed rooms throughout with the open plan lounge and dining room being a particular feature (complete with gas fire and access out to the garden). The kitchen has a good amount of unit space which also leads out to a conservatory which in turn has a separate W.C to the side. All three bedrooms are double in size with the master being particularly big whilst the shower room is a white modern suite. The gardens offer a range of things to enjoy, including lawn spaces and a paved seating area, all with a fine mature planted surround giving a good degree of privacy. There is also parking available on the front which leads to a garage with a handy store/workshop on the back. Gas fired central heating and UPVC framed double glazing is installed. Cambridge Road enjoys a level location, being only moments from the local shop and having the town centre and harbour approximately one mile away.

£365,000 Freehold



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ENTRANCE HALL UPVC framed double glazed door with frosted glass and matching side panel. Large built in airing cupboard housing 'Worcester' gas fired boiler. Loft hatch (largely boarded out). Radiator.

LOUNGE 17' 4" x 10' 10" (5.28m x 3.30m) Fitted coal effect gas fire with decorative marble surround. Radiator. Leads to:

DINING ROOM 15' 3" x 12' 11" (4.64m x 3.93m) Dual aspect room. UPVC framed double glazed sliding door to rear garden. Radiator.

KITCHEN 15' 4" x 7' 3" (4.67m x 2.21m) **Max** Fitted yellow faced wall and base units with timber effect worktops and inset 1 1/2 granite effect sink. Fitted oven and grill with inset four ring electric induction hob complete with overhead hood. Space for fridge/ freezer. Radiator. UPVC framed double glazed door with frosted glass to:

CONSERVATORY 12' 4" x 10' 1" (3.76m x 3.07m) **Recessed to: 14'9"** UPVC framed double glazed sliding door to garden with matching surround. Fitted units and inset sink with drainer. Space for washing machine. Radiator.

W.C 4' 5" x 2' 6" (1.35m x 0.76m) Close coupled W.C.

BEDROOM 1 12' 4" x 10' 10" (3.76m x 3.30m) Wall secured wardrobe. View to front. Radiator.

BEDROOM 2 10' 10" x 10' 10" (3.30m x 3.30m) View to the rear. Radiator.

BEDROOM 3 10' 0" x 8' 10" (3.05m x 2.69m) View to front. Radiator.

SHOWER ROOM 9' 6" x 5' 9" (2.89m x 1.75m) Walk in shower, close coupled W.C and basin in vanity unit with surrounding cupboards. Radiator.

OUTSIDE

GARAGE 16' 11" x 8' 0" (5.15m x 2.44m) Up and over door. Power and lighting. Access to:

WORKSHOP/ STORE 8' 0" x 6' 8" (2.44m x 2.03m) Access door to garden.

FRONT Level lawn garden with mature borders and gravelled spot with planted surround. Gated driveway and adjacent gravelled area with additional room for parking. Vegetable plots. Side access.

REAR GARDEN Level lawn area and paved seating spot. Greenhouse and garden shed. Outside tap.

SOLAR PANELS There are solar panels installed on the front elevation which reduce utility costs. Please note: These are separately owned by an independent outside company.

COUNCIL TAX BAND: D
ENERGY PERFORMANCE: C

LAYOUT GUIDE ONLY – NOT TO SCALE

The appliances and fixed equipment mentioned in these sales particulars have not been tested by Eric Lloyd & Co. (Churston) Ltd. and therefore prospective purchasers need to satisfy themselves that all such items are in working order. We may receive an introductory fee on recommendations for professional services.

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