

Marina Drive, Brixham, TQ5 9BB



Walking through the front door of this **BUNGALOW** you are immediately captivated by the stunning sea and coastal views. The view runs along the breakwater and across Tor Bay to the coastline of Paignton and Torquay - there is always something going on to watch. The spacious Hallway leads into a superb open plan living space with a wall of glazing enjoying the stunning sea view. The Kitchen area is fitted with striking black faced units and white working surfaces scattered with specks of glitter, enjoying open sea views. The three Bedrooms are all double sized and have fitted wardrobes. To the rear is easily maintained garden with a good size decking area, again enjoying the views. Gas fired central heating and double glazing have been installed. With **NO ONWARD CHAIN**, this bungalow needs to be viewed to be appreciated.

£425,000 Freehold

LIGHT, BRIGHT & SPACIOUS ENTRANCE HALL

with black composite front door. Radiator.

'L' SHAPED LOUNGE/DINING ROOM 19' 11"

reducing to 10' x 17' 9" reducing to 9'11" (6.07m x

5.41m) A light filled room with a wall of glass enjoying fabulous sea and coastal views. Wood laminate flooring and wood panelled ceiling. Radiator. High level double glazed windows. Open through to ...

KITCHEN 0' 4" x 7' 6" (0.10m x 2.28m)

Attractively fitted with black gloss wall and base units with white working surfaces with inset specks of glitter.

Matching set of drawers. Inset one and half bowl stainless steel sink. Integrated fridge and separate freezer. Cupboard housing wall mounted gas fired boiler. Inset electric hob with electric oven below and cooker hood over. Open sea views and high level double glazed windows to front.

BEDROOM 1 13' 1" x 10' 0" (3.98m x 3.05m)

Window to front. Radiator. Built-in wardrobe.

BEDROOM 2 13' 3" x 9' 5" (4.04m x 2.87m)

Window to front. Radiator. Built-in wardrobe and further shelved cupboard.

BEDROOM 3 11' 0" x 9' 9" (3.35m x 2.97m)

Floor to ceiling patio doors across the width of the room providing superb sea views. Built-in double door wardrobe.

BATHROOM

White suite of panelled bath with mixer shower over, pedestal washbasin and close coupled W.C. Heated towel rail/radiator. Attractive grey wall tiling.

OUTSIDE

Driveway leading to ...

CARPORT 17' 2" x 10' 0" (5.23m x 3.05m)

With exterior courtesy lights and power supply. Bin store.

FRONT GARDEN

Laid to lawn with inset shrubs.

REAR GARDEN

With raised decking area off the living space covered in artificial grass. Steps down to three further wooden decking areas and a lawn area.

COUNCIL TAX BAND: D

ENERGY PERFORMANCE BAND: E

AGENT'S NOTE

The Ofcom website indicates broadband is available and mobile reception is limited at this property. Gas, electric, water are all on mains supply, with a mains drainage connection.



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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