

Longcroft Avenue, Brixham, TQ5 0DS



A neatly presented **TWO BEDROOM DETACHED BUNGALOW** standing in a virtually level southerly facing garden enjoying an open aspect towards the fields and countryside of Southdown Hill. The bungalow offers well proportioned accommodation with a good size lounge, handy size kitchen with utility/lobby off, two double bedrooms and house bathroom. There is gas fired central heating and double glazing. Outside a wide driveway leading to the attached garage offers ample off road parking. The landscaped rear garden is a particular feature enjoying sunshine and an open aspect. Longcroft Avenue is a handy spot. The shops and parish church at St Mary's Square are within walking distance. The town centre and waterfront are just over a mile away with nearby Monksbridge making for easy entry and exit in and out of Brixham.

£335,000 Freehold

ENTRANCE PORCH. uPVC double glazed front door.

ENTRANCE HALL. Linen and hall cupboards. Loft hatch.

LOUNGE 15' 5" x 13' 5" (4.70m x 4.09m) Picture window with an open view. Reformite stone faced fireplace with "marble" hearth.

KITCHEN 10' 7" x 7' 9" (3.22m x 2.36m) Fitted with a range of light oak faced wall and base units on opposite walls with tiled surrounds. Stainless steel sink. Space for cooker with canopy over. Spaces for fridge/freezer and dishwasher. Door to:

REAR LOBBY/UTILITY 5' 10" x 3' 2" (1.78m x 0.96m) Door to garden. Space for washing machine with worktop over. Tiled walls.

BEDROOM 1 13' 6" x 9' 3" (4.11m x 2.82m) plus depth of wardrobes Extensive range of fitted wardrobes along one wall.

BEDROOM 2 10' 7" x 10' 0" (3.22m x 3.05m)

BATHROOM/W.C. 8' 5" x 5' 4" (2.56m x 1.62m) Part tiled. Panelled bath with electric shower over. Pedestal basin and close coupled W.C.

OUTSIDE. Wide concrete driveway leads to:

ATTACHED GARAGE 16' 0" x 8' 6" (4.87m x 2.59m) Up and over door. Power and light. Door to:

GARDEN ROOM 10' 0" x 7' 3" (3.05m x 2.21m) Patio door to garden.

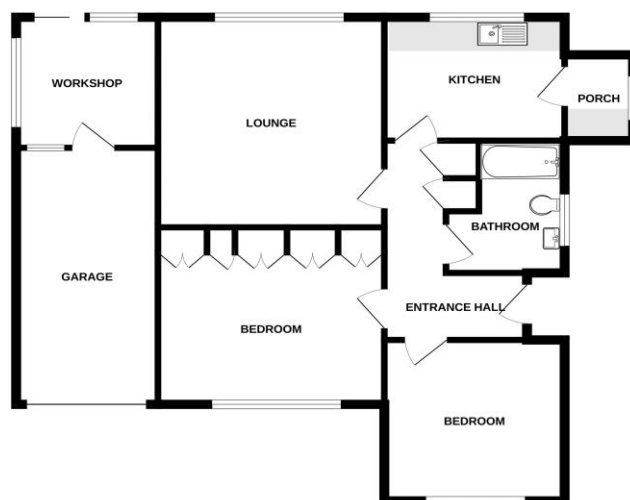
GARDEN. The front garden is landscaped with borders, shrubs and paving. Gated path leads to enclosed southerly facing rear garden. Laid to paving, lawn and corner patio area all enjoying an open aspect.

COUNCIL TAX BAND C

ENERGY PERFORMANCE RATING: D

BROADBAND & MOBILE. The Ofcom website indicates that there is good broadband and most mobile services available in this area.

GROUND FLOOR
81.9 sq.m. (882 sq.ft.) approx.



TOTAL FLOOR AREA: 81.9 sq.m. (882 sq.ft.) approx.
While every attempt has been made to ensure the accuracy of the figures contained here, measurements of doors, windows, rooms and any other items are approximate and it is recommended to check for any errors or discrepancies in the plan is for illustrative purposes only and should not be used as a basis for any representation or warranty. The agent is not responsible for any errors or omissions and no guarantee is given.



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.

Ref B0001859 Written by: Jonathan Bye.