

## Churston Way, Brixham, TQ5 8DF



Positioned on the popular Churston Way, this **THREE BEDROOM CHALET STYLE BUNGALOW** is deceptive from a roadside glance. The property features a large loft conversion creating two bedrooms on the first floor whilst still retaining a 3rd bedroom / dining room on the ground floor. There is also a very spacious bathroom with separate shower, lounge with central electric fire place and fitted kitchen with access to the rear conservatory. Driveway parking is to the front with an inset garden, as well as large garage / workshop to the side. The back garden is mainly laid to lawn with a covered area adjacent to the conservatory and further patio and garden shed. Churston Way is a quiet setting, roughly a mile from Brixham's town and harbour, with the local shop just around the corner on Cambridge Road.

**£315,000 Freehold**

## ENTRANCE PORCH

Upvc front door. Window to side. Inner glazed Upvc door to:-

## ENTRANCE HALL

Radiator. Service cupboard. Stairs to first floor.

## KITCHEN 10' 5" x 9' 10" (3.17m x 2.99m)

Wooden wall and base units with granite effect worktops. Tiled splashback. Inset stainless steel sink and drainer. Freestanding cooker with four gas hob electric oven and grill with hood over. Space for washing machine and fridge/freezer. Radiator. Large understairs cupboard. Airing cupboard with gas fired 'Baxi' combi boiler. Window to rear and Upvc door to:-

## CONSERVATORY 11' 0" x 8' 2" (3.35m x 2.49m)

Door to rear garden and side. Power point. Electric heater. Wood effect laminate flooring.

## LOUNGE 13' 8" x 10' 11" (4.16m x 3.32m)

Window to front. Central electric fireplace with marble effect hearth and wooden mantle. Radiator.

## BATHROOM 9' 3" x 7' 10" (2.82m x 2.39m)

Spacious bathroom with window to rear. Bath in tiled surround. Separate alcove shower cubicle with 'Triton' electric shower in tiled surround. Pedestal wash hand basin. Close coupled W.C. Radiator.

## DINING ROOM/BEDROOM 3 10' 5" x 9' 9" (3.17m x 2.97m) Window to front. Radiator.

## FIRST FLOOR - LANDING

'Velux' style window.

**BEDROOM 1 15' 1" narrowing to 10'10" x 10' 7" (4.59m x 3.22m)** Dormer window to rear and 'Velux' style window to rear. Radiator. Three large under eave storage cupboards.

**BEDROOM 2 15' 1" x 7' 11" at largest (4.59m x 2.41m)**

Dormer window to rear and 'Velux' window to front. Radiator. Three large eaves storage cupboards.

## OUTSIDE

### FRONT GARDEN

Driveway with parking for multiple vehicles. Inset lawn with borders of flower beds. Raised planters. Outside light.

### GARAGE 20' 2" x 9' 2" (6.14m x 2.79m)

Up and over door. Power and light. Double doors to side. Window to side.

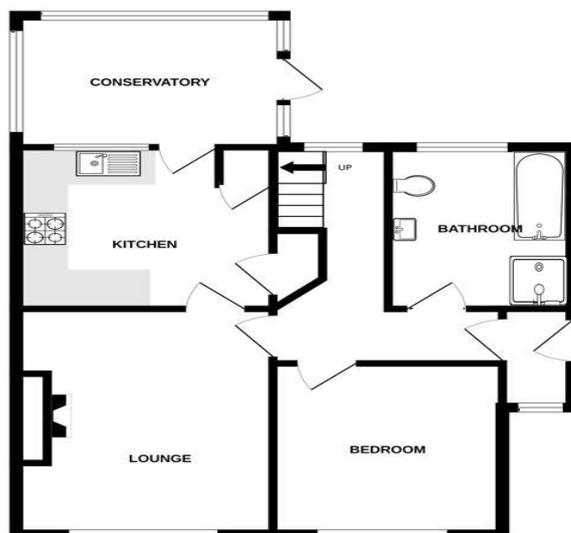
### REAR GARDEN

Covered area with outside tap and artificial grass. Access to driveway. Central lawn with patio area and garden shed.

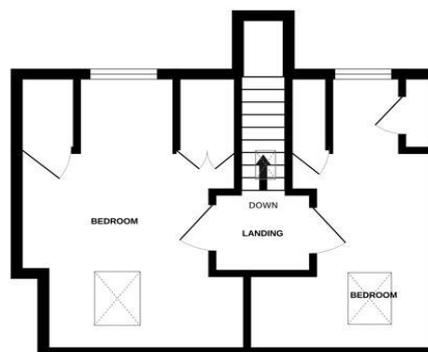
## COUNCIL TAX BAND: C

## EPC RATING: D

GROUND FLOOR  
57.9 sq.m. (624 sq.ft.) approx.



1ST FLOOR  
29.6 sq.m. (318 sq.ft.) approx.



## 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 B0001685 Written by: Bill Bye