

## Hartland Tor Close, Brixham, TQ5 0RE



Positioned on the quiet cul-de-sac of Hartland Tor Close, this **THREE BEDROOM DETACHED BUNGALOW** enjoys open and sea views from the well landscaped rear garden. The local shops are within walking distance and Brixham's town and harbour is roughly 1.5 mile away. The property is well presented throughout with a welcoming entrance porch and hall with W.C off, large lounge with open views and spacious double aspect bedroom (currently used as a dining room) with patio doors to the rear garden. The inner hall then links the two further double bedrooms, modern shower room with shower over bath and gloss white kitchen with conservatory off. The surrounding gardens are a real feature, the back garden provides a patio area adjacent to the property, as well as timber decking, artificial grass and a further raised patio enjoying the best sea views. To the front is an additionally well landscaped low maintenance area, alongside driveway parking and an integral garage.

**£379,950 Freehold**

## ENTRANCE PORCH

Upvc front door with frosted glass and windows to side.  
Inner Upvc door with frosted glass.

## ENTRANCE HALL

Radiator.

## W.C 6' 0" x 3' 8" (1.83m x 1.12m)

Basin on gloss white vanity unit with integrated W.C.  
Heated towel rail.

## LOUNGE 18' 2" x 11' 3" (5.53m x 3.43m)

Spacious lounge with large window to front enjoying open views across to the hills opposite. Pebble effect electric fire place with wooden mantle.

**BEDROOM 3/ DINING ROOM 12' 6" x 10' 8" (3.81m x 3.25m)** Double aspect room with window to side and sliding patio doors to back garden. Radiator. Door to garage.

## INNER HALL

Airing cupboard with radiator. Loft hatch part boarded loft.

## KITCHEN 9' 9" x 9' 2" (2.97m x 2.79m)

Gloss white wall and base units with wood effect worktops and inset one and a half bowl white ceramic sink with drainer. Neff built in double oven and grill. Four ring gas hob with cooker hood over. Under counter space for fridge. Wall mounted Worcester' boiler. Radiator. Open to:

## CONSERVATORY 9' 5" x 6' 7" (2.87m x 2.01m)

Upvc door and windows to garden. Sea view to side.  
Radiator.

## BEDROOM 1 12' 6" x 9' 0" (3.81m x 2.74m)

Spacious double room with recess for large wardrobes (wardrobes to stay). Radiator. Window to rear.

## BEDROOM 2 10' 4" x 10' 1" (3.15m x 3.07m)

Double room with window to front enjoying open views.  
Radiator.

## SHOWER ROOM 7' 3" x 6' 2" (2.21m x 1.88m)

Shower bath with glass screen and panelled surround.  
Electric Mira shower over. Basin on vanity unit with integrated W.C. Heated towel rail. Window to side.

## OUTSIDE

### FRONT GARDEN

Driveway parking. Low maintenance feature gravel area to side. Gated access to back garden.

## GARAGE 16' 1" x 7' 8" (4.90m x 2.34m)

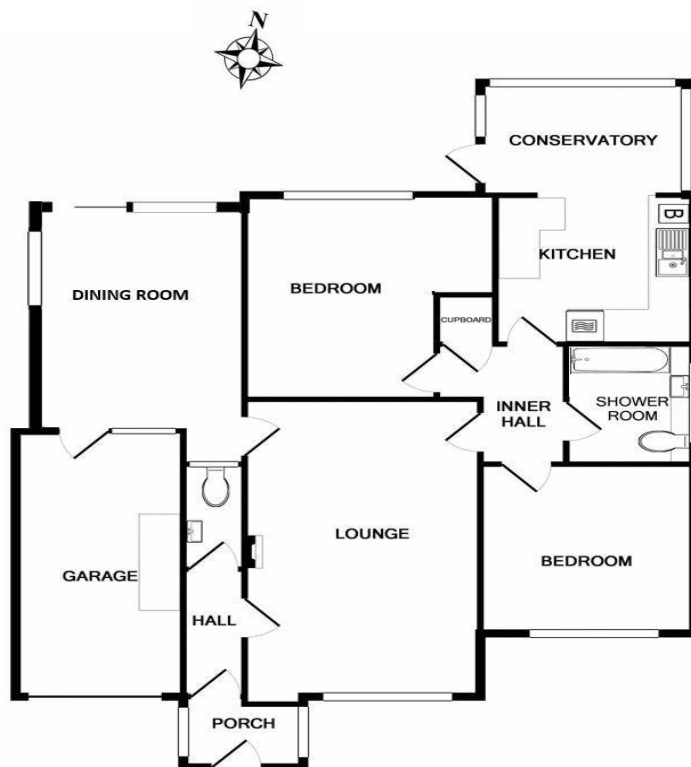
Up and over door. Door to dining room. Plumbing for washing machine. Gas meter. Power and lighting.

## BACK GARDEN

Well landscaped rear garden with patio area adjacent to property. Timber decking. Inset artificial grass. Raised patio area enjoying open and sea views. Garden shed.  
Outside tap.

## COUNCIL TAX BAND: C

## ENERGY PERFORMANCE RATING: D



## 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 B001684 Written by: Bill Bye