

## Heather Way, Brixham TQ5 8LR



This **TWO BEDROOM SEMI DETACHED BUNGALOW** sits on Heather Way, a cul-de-sac overlooking fields at the Churston end of North Boundary Road. For those looking for a level location it would be difficult to better this, and with the convenience stores being a short walk away this property would make a good base for the less mobile. Offered with **NO ONWARD CHAIN** the bungalow is ready for someone to refresh and put their own stamp on. The property benefits from driveway parking and garage, as well as a good size lounge diner, and conservatory. The gardens are laid out for ease of maintenance and the front of the bungalow offers distant views over the nearby fields. With the local bus service accessible at the end of the road this property is a must view for anyone looking to make a lovely home.

**£289,950 Freehold**

**ENTRANCE PORCH 4' 11" x 2' 9" (1.50m x 0.84m).** UPVC framed double glazed entrance door. Inner glazed door to ...

**ENTRANCE HALL.** Hatch to loft space. Fitted service cupboard.

**LOUNGE/DINING ROOM 19' 11" x 11' 1" (6.07m x 3.38m).** A light and bright room enjoying a distant view across the fields and towards the treetops to the skyline of Paignton. Light oak faced fire surround with marble effect hearth and fitted gas fire.

**KITCHEN 9' 9" x 8' 10" (2.97m x 2.69m).** Hessian effect faced wall and base units with wood effect working surfaces. Inset brown sink. Built-in Neff electric oven, inset 4 ring electric hob with cooker hood over. Space for washing machine. Wall mounted Worcester gas fired central heating boiler. Spaces for worktop fridge and freezer.

**CONSERVATORY 9' 3" x 9' 2" (2.82m x 2.79m).** UPVC framed sliding door to garden with matching side windows.

**BEDROOM 1 12' 10" x 11' 1" (3.91m x 3.38m).** Overlooking rear garden. Fitted wardrobes and overhead cupboards.

**BEDROOM 2 9' 10" x 8' 10" (2.99m x 2.69m).** Window enjoying the lovely view.

**BATHROOM 8' 2" x 5' 6" (2.49m x 1.68m).** Suite of panelled bath with Mira shower, pedestal washbasin and low flush W.C. Fully tiled walls. Airing cupboard housing water cylinder.

## OUTSIDE

Double wrought iron gates to driveway leading to ...

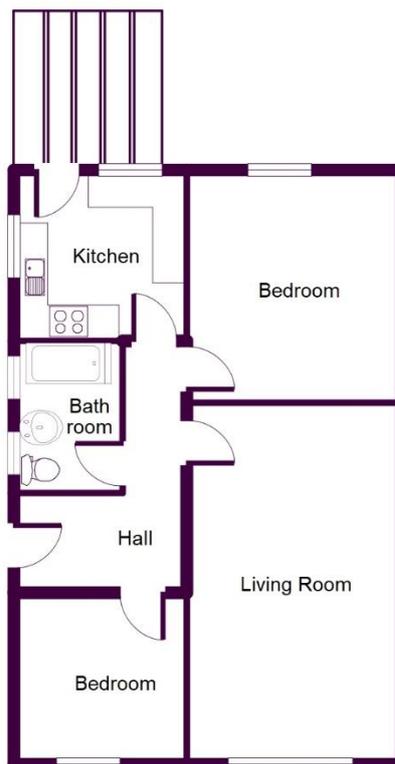
**GARAGE 16' 1" x 8' 6" (4.90m x 2.59m).** Up-and-over door, power and light.

**FRONT GARDEN** mainly laid to paving with borders surrounding stocked with mature shrubs. Raised brick circular feature flower border. Gate to side.

**SIDE AND REAR GARDEN** again laid primarily to paving for ease of maintenance. Borders with mature shrubs and plants. Timber Garden Shed.

**COUNCIL TAX BAND: C**

**ENERGY PERFORMANCE BAND: 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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