

Copythorne Park, Brixham, TQ5 8PR Freehold £259,950



- 2 Bed Semi-Detached Bungalow
- Highly Sought After Level Location
- Transport Links & Shops To Hand
- Off Road Parking & Garage
- Easy Level Front & Rear Gardens
- Comprehensively Refurbished Throughout
- Good Overall Size Property
- Chain Free With Vacant Possession



Comprehensively refurbished throughout to a very good standard is the beautifully presented, solid, low maintenance brick built bungalow. Briefly comprising of a modern fitted kitchen diner, good size luxurious bathroom, large lounge and 2 big double bedrooms. Outside there is a lovely, level, very easy low maintenance front and rear garden with a good size driveway leading to a garage with integral access.

The location is highly sought after for those wanting the quieter life yet in a very level spot with the Premier store (inc post office) and bus route close to hand. Just a quarter of a mile away are further shops at Pillar Avenue including a local Costcutters, DIY store, newsagents, hairdressers and The Trawler Pub. The Harbour and town centre are approximately 1 mile away with simple commutes out of Brixham in the opposite direction.

		PVCu door with large opaque side screens...
ENTRANCE PORCH		A large lobby with ample space for outdoor wear, coat hanging etc. Finished with a quarry tile flooring throughout. Courtesy door into garage. Oak & glazed door to entrance hallway. PVCu door to side path leading to the rear garden. Radiator.
ENTRANCE HALLWAY		Built-in double cupboard with Glow Worm combination boiler. Telephone point. Radiator.
LOUNGE	17'4 x 10'10 (5.28m x 3.30m)	A spacious room with a large picture window overlooking the front garden. TV point. Telephone point. Dimplex integral Optiflame fire with a log fuel effect, with a stone effect surround. Radiator. 4 downlights.
KITCHEN / BREAKFAST ROOM	11'3 x 8'9 (3.43m x 2.67m)	Very appealing modern fitted kitchen with an abundance of storage and space. Stylish slab fronted cabinets, wood effect work tops with integrated grey sink & drainer made from composite quartz. Integrated Beko appliances including: upright fridge freezer, single electric oven and grill, with ceramic hob and filter extractor over. Integrated free standing Dishwasher. Integrated fridge and freezer. Inset sink. Wood effect flooring. Window to side and front aspects.
BEDROOM 1	12'9 x 10'11 (3.89m x 3.33m)	Double glazed window overlooking rear garden. Radiator.
BEDROOM 2	11'4 x 8'11 (3.45m x 2.72m)	Another double bedroom with double glazed window overlooking the rear garden. Radiator.
BATHROOM		Smart 3 piece bathroom suite including a panel p-bath with mains shower and glazed screen. WC with concealed cistern and matching wood effect vanity unit with inset pedestal wash hand basin. Window to side aspect. Chrome towel radiator. Tiling to walls and floor.
GARAGE	18'8 x 8'8 (5.69m x 2.64m)	With up and over door. Power and light. Window to side aspect. RCD fuse board. Electric and gas meters. With plumbing for washing machine.



OUTSIDE FRONT

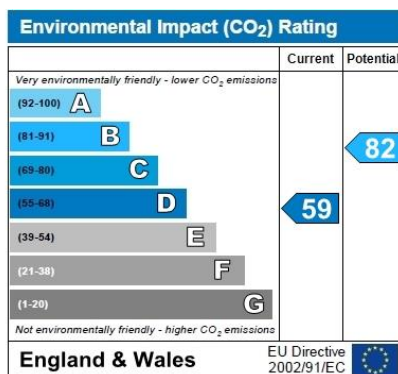
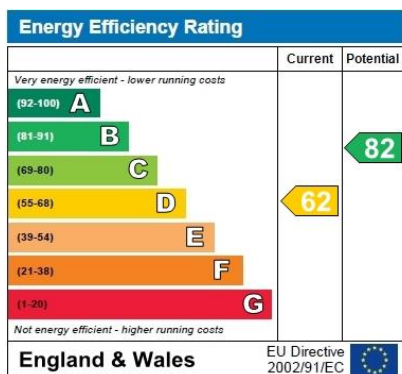
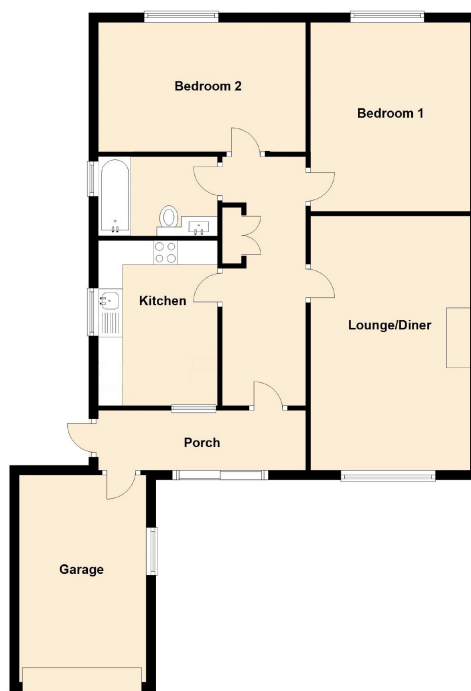
A relatively easy low maintenance paved garden with planting borders comprising of a range of various mature shrubs and bushes including some Torbay Palms, an Acer tree and Hydrangeas. Off road parking in front of the garage.

REAR

A large patio style garden with complete privacy from its mature hedge borders finished with a variety of different shrubbery and bushes. Metal storage container. This garden offers easy low maintenance as is, or is a great opportunity for the green fingered.

COUNCIL TAX BAND C

Ground Floor



Freehold Price £259,950

L J Boyce Map Reference - C3

Please note floorplans are to be used as a guide only. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.

You are advised to check the availability of this property before travelling any distance to view.