



Linhay Close | Brixham | TQ5 0HD

Guide Price Of £400,000 - £415,000

A beautiful two bedroom detached bungalow located in the semi rural location of Hillhead, Brixham on the boarder of the stunning village Kingswear. The bungalow has been renovated to a high standard and comprises of a welcoming entrance hallway, a cosy living room, a luxurious and modern kitchen/breakfast room, a wash kitchen, two double bedrooms with the master being en-suite and its own walk in wardrobe, a contemporary family shower room, a vast amount of off road parking, landscaped rear gardens and a utility store. Residents can enjoy the picturesque surroundings and peaceful atmosphere whilst still being an easy and short drive from Brixham town and harbour itself, Kingswear Village and Paignton.

- HIGHLY RENOVATED THROUGHOUT
- LUXURIOUS KITCHEN
- LANDSCAPED SOUTH WEST FACING REAR GARDENS
- AMPLE OFF ROAD PARKING
- SEMI RURAL LOCATION
- MASTER EN-SUITE
- WALK IN WARDROBE

ENTRANCE A uPVC double glazed composite double glazed front door opening into a wide and welcoming entrance hallway with doors leading to the adjoining rooms, loft hatch, built in shoe and coat storage and cupboard housing the fuse box and metres and an electric heated radiator.

LIVING ROOM - 4.07m x 3.63m (13'4" x 11'10") A warm and cosy living room to the front aspect of the bungalow with space for ample furniture. A feature log burning stove with slate hearth, tv point, overhead lighting, a uPVC double glazed windows.

KITCHEN - 6.76m x 3.57m (22'2" x 11'8") A gorgeous high end chefs kitchen boasting a range of overhead, base and drawer high gloss units with quartz work surfaces above. A range of integrated appliances such as a Neff electric single oven with grill integrated, a Bosch 5 ring induction hob with extractor hood above, an integrated wine fridge and plate warmer, a deep walk in pantry cupboard, a large kitchen island with fitted storage below and breakfast bar seating 6. Mirror backsplash, bifolding doors opening out to the sunny rear gardens perfect for entertaining. Radiator and a door leading into:-

WASH KITCHEN - 2.64m x 2.4m (8'7" x 7'10") A 1 1/2 bowl stainless steel sink and drainer, an integrated dishwasher, space and plumbing for a further fridge, overhead and base units and complimentary tile backlash, uPVC double glazed windows and a uPVC double glazed door leading out to the gardens.



BEDROOM ONE - 4.28m x 2.61m (14'0" x 8'6") A brilliantly spacious master bedroom with ample room for furniture. Feature pendant lighting, a built in wardrobe area, uPVC double glazed windows, radiator and a doors leading into:-

WALK IN WARDROBE - 2.11m x 1.69m (6'11" x 5'6") A beautifully fitted walk in wardrobe with a vast amount of hanging and shelving space. Overhead lighting and a grey heated towel rail.

MASTER EN-SUITE A modern master en-suite comprising of a low level flush WC, a wall mounted wash hand basin with fitted storage below and a walk in triple shower unit. Extractor fan and a Matt black heated towel rail.

BEDROOM TWO - 3.19m x 2.41m (10'5" x 7'10") A second generously sized double bedroom overlooking the front aspect of the bungalow. uPVC double glazed window and a radiator.

SHOWER ROOM A luxurious family shower room boasting a low level flush WC, a vanity unit with fitted storage and a freestanding wash hand basin and a walk in double shower unit, complimentary tiling, a wall mounted LED mirror, a Matt grey heated towel rail and a uPVC obscure double glazed window.

OUTSIDE

REAR GARDEN A beautifully landscaped south west facing rear garden that has been thoughtfully designed. The gardens are predominantly laid to patio slabs for ease of care with a large timber built bar to the rear of the garden perfect for entertaining and outdoor dining. The gardens boast ample sun light throughout the day, electrical points, a further shed and a utility store.

UTILITY ROOM - 1.67m x 1.61m (5'5" x 5'3") Space and plumbing for a washing machine and dryer, roll edged work surfaces above and overhead units.

PARKING Off road parking for up to 5 vehicles, also ideal for those with a camper van.

Address 'Linhay Close, Brixham, TQ5 0HD'

Tenure 'Freehold'

Council Tax Band 'D'

EPC Rating '55 | D'

Contact Details

26 Hyde Road
Paignton
Torbay
TQ4 5BY

www.taylorsestates.co.uk

info@taylorsestates.co.uk
01803 663561

Agents Note: These details are meant as a guide only. Any mention of planning permission, loft rooms, extensions etc. does not imply they have all the necessary consents, building control etc. Photographs, measurements, floorplans are also for guidance only and are not necessarily to scale or indicative of size or items included in the sale. Commentary regarding length of lease, maintenance charges etc is based on information supplied to us and may have changed. We recommend you make your own enquiries via your legal representative over any matters that concern you prior to agreeing to purchase.