

42 Fore Street
Brixham. TQ5 8DZ
Tel: 01803 852773
Fax: 01803 853006

e-mail: brixham@ericlloyd.co.uk
Website: www.ericlloyd.co.uk

Eric Lloyd & Co

(Churston) Ltd.

6 Churston Broadway
Broadsands, Paignton. TQ4 6LE
Tel: 01803 844466
Fax: 01803 844648

e-mail: churston@ericlloyd.co.uk
Website: www.ericlloyd.co.uk

NELSON ROAD, BRIXHAM TQ5 8BH



**DETACHED 3 DOUBLE BEDROOM CHALET BUNGALOW
PLUS SEPARATE SELF-CONTAINED 3 BEDROOM ANNEXE
AMPLE PARKING. LEVEL GARDEN.
IDEAL HOME & INCOME OR SPACE FOR DEPENDENT RELATIVE**

£399,950

An ideal 'home and income' property. 'Kynance' is a **DETACHED CHALET BUNGALOW** (presently used for holiday letting) and a **SEPARATE SELF-CONTAINED ANNEXE** located in a level popular spot and enjoying a southerly aspect across the open space of Furzeham Green and down towards Brixham outer harbour.

The main accommodation consists of a bay windowed Lounge, separate Dining Room, Kitchen, 20' Conservatory, Cloakroom, Utility Room, Bedroom and Bathroom on the ground floor. Whilst upstairs there are two further Bedrooms. There is gas fired central heating and UPVC framed double glazed windows and doors. An open southerly outlook across Furzeham Green and the sea of Torbay is enjoyed.

The separate Self-Contained Annexe features a smart Lounge with patio doors out to the rear garden, 3 Bedrooms (the master Bedroom having a sauna shower cubicle), Kitchen and Bathroom with corner bath. Again the annexe benefits from UPVC framed double glazed windows and doors and the heating is by night storage heaters.

Outside there is ample parking and a pretty level rear garden with feature pond and flower borders.

Nelson Road is located in a level position approximately half a mile from the town centre of Brixham. A local bus service runs along nearby Higher Furzeham Road where there is also a local convenience store. Furzeham Primary School is located on the far side of the Green.

This versatile property would suit a variety of uses and should be viewed internally to be fully appreciated.

The accommodation comprises:

MAIN ACCOMMODATION - GROUND FLOOR

STORM PORCH with UPVC framed double glazed front door, with windows either side, opening to ...

ENTRANCE HALL. Wood laminate flooring. Radiator. Stairs to first floor with understairs cupboard.

LOUNGE 13' 11" x 13' 5" (4.24m x 4.09m) into bay. A dual aspect room with UPVC framed double glazed deep bay window enjoying an open outlook over Furzeham Green and sea views to the side. Further UPVC framed double glazed window to the side. Polished marble effect hearth and surround with wood effect mantel over and fitted "living flame" electric fire. Radiator. Wood laminate flooring.

DINING ROOM 15' 2" x 8' 9" (4.62m x 2.67m). Radiator. Various built-in shelving units. Wood laminate flooring. Three windows and door through to Conservatory. Doorway to ...

KITCHEN 14' x 8' 9" (4.47m x 2.67m). Fitted with a matching range of wall and base units with roll edge working surfaces. Stainless steel sink unit. Fitted electric cooker with cooker hood over. Upright fridge/freezer and dishwasher. Airing cupboard housing hot water cylinder. UPVC framed double glazed windows to front and side and UPVC framed double glazed door, with opaque glass, opening to side. Wood laminate flooring.

CONSERVATORY 20' 2" x 7' 6" (6.15m x 2.29m). Radiator. UPVC framed double glazed windows running along on wall of the conservatory and with UPVC framed double glazed patio doors leading to garden.

CLOAKROOM White suite of wall mounted washbasin and low level W.C. UPVC framed double glazed window with opaque glass.

UTILITY ROOM 6' 8" x 4' 9" (2.03m x 1.45m). Roll edge working surface with washing machine and tumble dryer beneath. Extractor fan. UPVC framed double glazed window.

BEDROOM 1 14' 2" x 9' 10" (4.32m x 3m). Radiator. Wood laminate flooring. A dual aspect room with UPVC framed double glazed semi-circular window overlooking Furzeham Green and UPVC framed double glazed window to side with sea views.

BATHROOM White suite of panelled bath with wall mounted electric shower, pedestal washbasin and low level W.C. Light and shaver socket. Part tiled walls. Radiator. Wall mounted central heating boiler. UPVC framed double glazed window with opaque glass.

FIRST FLOOR

LANDING with access to storage space.

BEDROOM 2 12' 9" x 11' 10" (3.89m x 3.61m) into bay. UPVC framed double glazed bay window enjoying a superb open outlook over Furzeham Green and across to Brixham harbour. Cupboard with hanging rail. Radiator. Wood laminate flooring.

BEDROOM 3 12' 5" x 10' 2" (3.78m x 3.1m) maximum dimensions. UPVC framed double glazed window overlooking the rear. Built-in cupboard with hanging rail. Radiator. Wood laminate flooring.

GROUND FLOOR - ANNEXE.

ENTRANCE HALL. UPVC framed double glazed door, with opaque glass. Night storage heater.

LOUNGE. 14' 8" x 12' (4.47m x 3.66m). Wood laminate flooring. Night storage heater. A dual aspect room with UPVC framed double glazed doors to side and rear. Door to ...

BEDROOM 1. 12' 7" x 8' 7" (3.84m x 2.62m). Wood laminate flooring. Night storage heater. UPVC framed double glazed window overlooking rear. 'Sauna' cubicle with twin seats, body and feet jets, rain shower with colour changing light and wall mounted shower head. Temperature controls for sauna heat and inset radio with speakers.

KITCHEN. 8' 7" x 7' 7" (2.62m x 2.31m). Fitted with a matching range of wall and base units with roll edge working surface over. Stainless steel sink. Fitted electric double oven with stainless steel cooker hood over. Fitted upright fridge/freezer and dishwasher. UPVC framed double glazed window overlooking rear garden. UPVC cladding to walls.

BEDROOM 2. 12' 3" x 10' 5" (3.73m x 3.18m). Radiator. Wood laminate flooring. UPVC framed double glazed window enjoying a sea view.

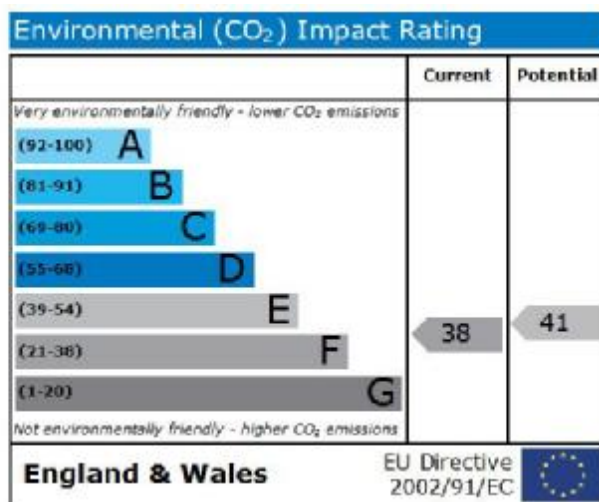
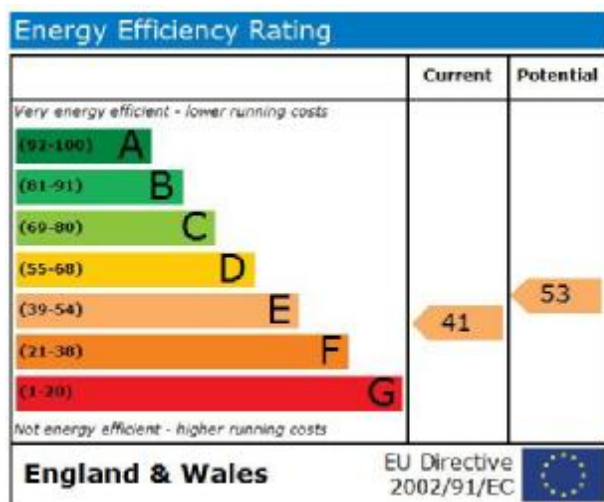
BEDROOM 3/UTILITY ROOM. 11' 9" x 9' 8" (3.58m x 2.95m). Night storage heater. Wood laminate flooring. UPVC framed double glazed window overlooking front. Roll edge working surface with space beneath for washing machine and tumble dryer.

BATHROOM. White suite of panelled corner bath with electric shower over, pedestal washbasin and low level W.C. Extractor unit. UPVC cladding to walls.

OUTSIDE.

FRONT AND SIDE mainly laid to parking area for a number of vehicles. Gravel flower borders with inset shrubs and plants. Paved terrace with balustrade and awning and enjoying an open outlook across Furzeham Green and out to sea (for the use of the bungalow).

REAR GARDEN. Presently used by the annexe with raised decking patio adjacent to the Lounge. Attractively laid garden with inset feature pond, gravel areas and flower borders with a variety of plants and shrubs. Two Garden shed.



FOR THIS PROPERTY'S FULL COLOUR BROCHURE PLEASE CALL OUR OFFICES

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.

B0007173

ERIC LLOYD & CO (CHURSTON) LTD REGISTERED NO. 3127356 (ENGLAND & WALES)	REGISTERED OFFICE: 6 CHURSTON BROADWAY, BROADSANDS, PAIGNTON. TQ4 6LE
--	--

- Eric Lloyd & Co (Churston) Ltd., for themselves and for the vendors or lessors of this property whose agents they give notice that:
- (i) The particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract
 - (ii) No person in the employment of Eric Lloyd & Co (Churston) Ltd has any authority to make or give any representation or warranty in relation to this property
 - (iii) All properties are offered subject to contract, being unsold and with viewing by appointment via Eric Lloyd & Co (Churston) Ltd.