

**SAMPLE
MILLS**



**Brunel Avenue
Torquay
Devon**

£420,000
FREEHOLD





Brunel Avenue, Torquay, Devon

£420,000 freehold

A deceptively spacious 3 bedroom Detached Bungalow situated in a quiet location near to Brunel Woods, Torquay, with easy access to local amenities to include shops, schools, golf course and model village, whilst The Willows shopping centre plus Torquay town centre are just a short distance away with its further range of amenities to include shops, pubs, restaurants, beaches, Princess Theatre, Torre Abbey Historic house and gardens, bus routes, Torbay Hospital plus the train station at Torre.

The internal accommodation comprises entrance porch leading to hallway, modern contemporary style kitchen/breakfast room with breakfast bar, lounge with feature fireplace and views over the surrounding area, separate dining room with access to the rear garden, 3 bedrooms, bathroom plus separate shower room and en-suite cloakroom.

Further benefits include uPVC double glazing, gas central heating, garage, ample off road parking, new gas mains, new water mains and Virgin Media cabling.

The property has gardens to the front and rear. The rear garden is laid over 4 levels which is predominately laid to lawn, chippings and decking. From the head of the garden, lovely views over the surrounding area and over the countryside are obtained.

Viewing is highly recommended.



Composite door with part double glazed side screen opening through to:

Entrance Porch

Double doors opening through to:

Entrance Hall

Inset spotlights. Fitted cupboard. Walk-in shelved cloaks cupboard with electric light. Hatch to the roof space. Tall radiator. Door through to:

Lounge – 4.81m x 3.77m (15'9" x 12'4")

Coal effect living flame fitted gas fire set within feature fireplace on hearth with mantle over. Radiators x 2. TV point. uPVC double glazed window overlooking the front enjoying far reaching views over the surrounding area.

Kitchen/Breakfast Room – 4.25m x 2.82m (13'11" x 9'3")

1½ bowl single drainer sink unit with mixer taps. Fitted contemporary style wall and base units. Worktop surface areas. Built-in 4 ring gas hob with extractor hood above. Built-in electric oven. Space for fridge/freezer. Breakfast bar with fitted wall and base units. Vinyl tiled flooring. uPVC double glazed window overlooking the rear garden. Recess for microwave. Extractor. Door through to:

Dining Room – 3.39m x 3.24m (11'1" x 10'8")

Vinyl tiled flooring. Double panelled radiator. uPVC double glazed window to side. Spotlights. Coved ceiling. uPVC double glazed sliding patio doors to the rear garden.

From the kitchen, there is access at the side of the garage with storage shelving and a courtesy door through to the garage.

Bedroom 1 – 3.64m x 3.61m (11'11" x 11'10")

Built-in wardrobe. Single panelled radiator. uPVC double glazed window overlooking the front enjoying far reaching views over towards Torquay and the countryside.

Bedroom 2 – 3.29m x 3.09m (10'10" x 10'2")

Single panelled radiator. uPVC double glazed window to side overlooking the rear garden. Coved ceiling. TV point. Opening through to:

En-Suite Cloakroom

Low flush suite. Pedestal wash-hand basin with splash back. uPVC double glazed window.

Bedroom 3 – 2.74m x 2.65m (9'0" x 8'8")

Radiator. Built-in shelved wardrobe. uPVC double glazed window to side.

Bathroom

Panelled bath with shower mixer tap attachment. Pedestal wash-hand basin. Low level WC. Radiator. Obscure uPVC double glazed windows x 2. Inset spotlights.

Separate Shower Room

Fitted shower cubicle with fitted shower. Heated towel rail. Extractor fan.

Garage – 4.71m x 2.61m (15'5" x 8'7")

Up and over door. Power and light. Window to side. Plumbing for washing machine. Space for tumble dryer. Work bench. Wall mounted Glow Worm boiler serving gas central heating and hot water.

OUTSIDE

To the front of the property, there is a garden laid to lawn with hedge to one side and at the top of the garden there is an area that has been laid to patio, from which far reaching views over the area are obtained. There is side access, with outside lighting, leading to the rear garden where there is an outside tap and further lighting, leading up to a garden arranged over 4 levels which is predominately laid to lawn, chippings and decking. There is also a patio area which backs onto open woodlands and a path providing access back onto the main Teignmouth Road. From the head of the garden lovely views over the surrounding area and over the countryside are obtained. There is also a garage plus ample parking.

AGENTS NOTE

Council Tax Band: 'D'

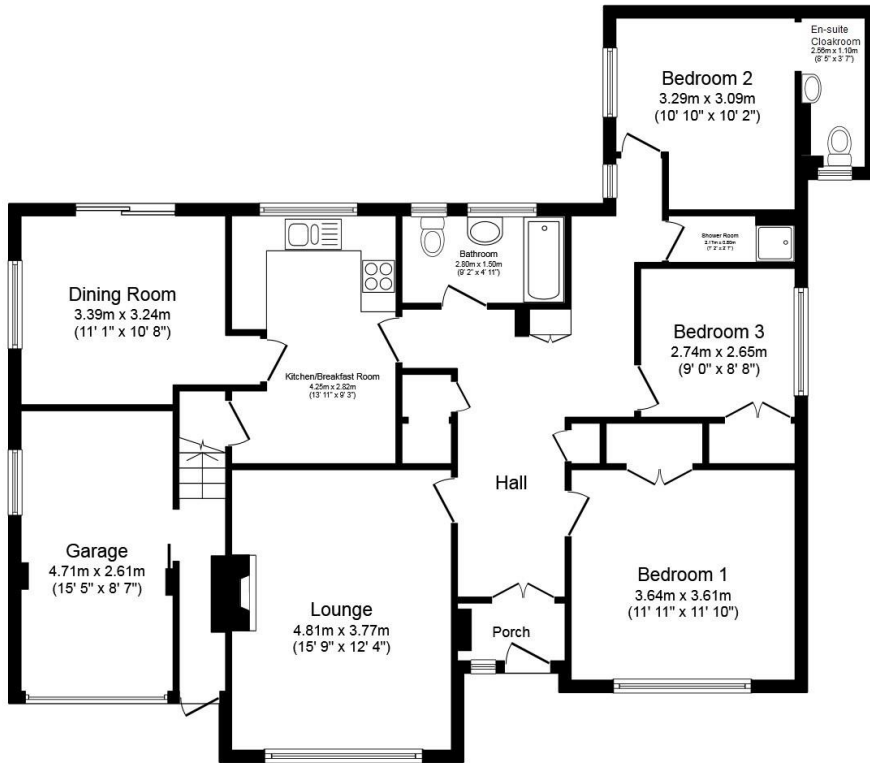
EPC Rating: 'D'

New gas mains

New water mains

Virgin Media cabling





Floor Plan

Total floor area 123.7 sq.m. (1,331 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.