



FERRERS GREEN, CHURSTON FERRERS
GUIDE PRICE: £445,000 FREEHOLD

A VERY WELL PRESENTED DETACHED BUNGALOW IN A MUCH FAVOURED LOCATION.

Dartmouth | 01803 832288 | dartmouth@winkworth.co.uk 3a Market Street, Dartmouth, TQ6 9QE

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SUMMARY: A much improved three bedroomed bungalow on a small development set around a beautiful village green.



DIRECTIONS: Proceed out of Brixham on New Road and continue through the traffic lights heading towards Churston and Galmpton. Pass Lupton House and take the next turning right into Churston Road. You will see Ferrers Green on your right and take the next right and number five will be found on the left-hand side.

DESCRIPTION: The property is well situated with plenty of lovely walks from the door step. Churston Golf Club and the beaches at Broadsands and Elberry Cove are a 15 to 20 minute walk away. Schools, supermarkets and leisure facilities are close by with Brixham town centre a short drive or 30 minute walk over a footpath through woods and fields. The coastal path is just a short walk away.

The accommodation includes Entrance Hallway with a cloaks cupboard, airing cupboard and access to loft space. Coving, two ceiling light points and a radiator. The Living Room with picture window overlooking the rear garden, radiator, ceiling light points, coving, attractive fireplace with inset electric fire TV aerial point. Barn style door through to the Kitchen/Dining Room with plenty of wall and base cupboards with two pan drawers, three drawer unit integrated fridge and dishwasher integrated electric double oven with four burner gas hob over. Stainless steel hood. Good work surface area with splashback tiling and under wall unit lighting. Window to front, coving, 2 ceiling light points, radiator. Open access through to the delightful Conservatory with double doors that open onto the gardens. Radiator. Wall light and ceiling light point. Bedroom One is to the front of the property and has a good size window to front aspect, radiator, coving, ceiling light point. Bedroom Two is also to the front and has a window to the front aspect, radiator, ceiling light point. Bedroom Three is a smaller bedroom although it

does have at present a small double bed with built-in wardrobe and shelving. Window to side, radiator, coving, ceiling light point. Off the entrance hallway is a Bathroom and Shower Room which although quite small are modern and well fitted. Both have WC's and the bathroom has a shower over the bath. Both have skylights and heated towel rails.

The property is approached via a tarmac driveway with parking for two maybe three cars Two steps to the tiled front door area and outside light. There's also an electric car charging point. Electric remote control roller door to good size Garage with a Utility Area at the back and having two very useful mezzanine storage areas. There is power and light and the Worcester gas boiler providing domestic hot water and central heating. There is plumbing and space for automatic washing machine and space for extra fridge and freezer etc. Courtesy door to rear garden.

To the side of the property is a wrought iron gate with a path leading to the delightful Rear Gardens with mature specimen tree and shrubs, large sandstone paved patio, outside lamp. Artificial lawn. The boundaries are marked by hedging and panel fencing.

POSTCODE: TQ5 0LF

COUNCIL TAX BAND: E

EPC RATING: D

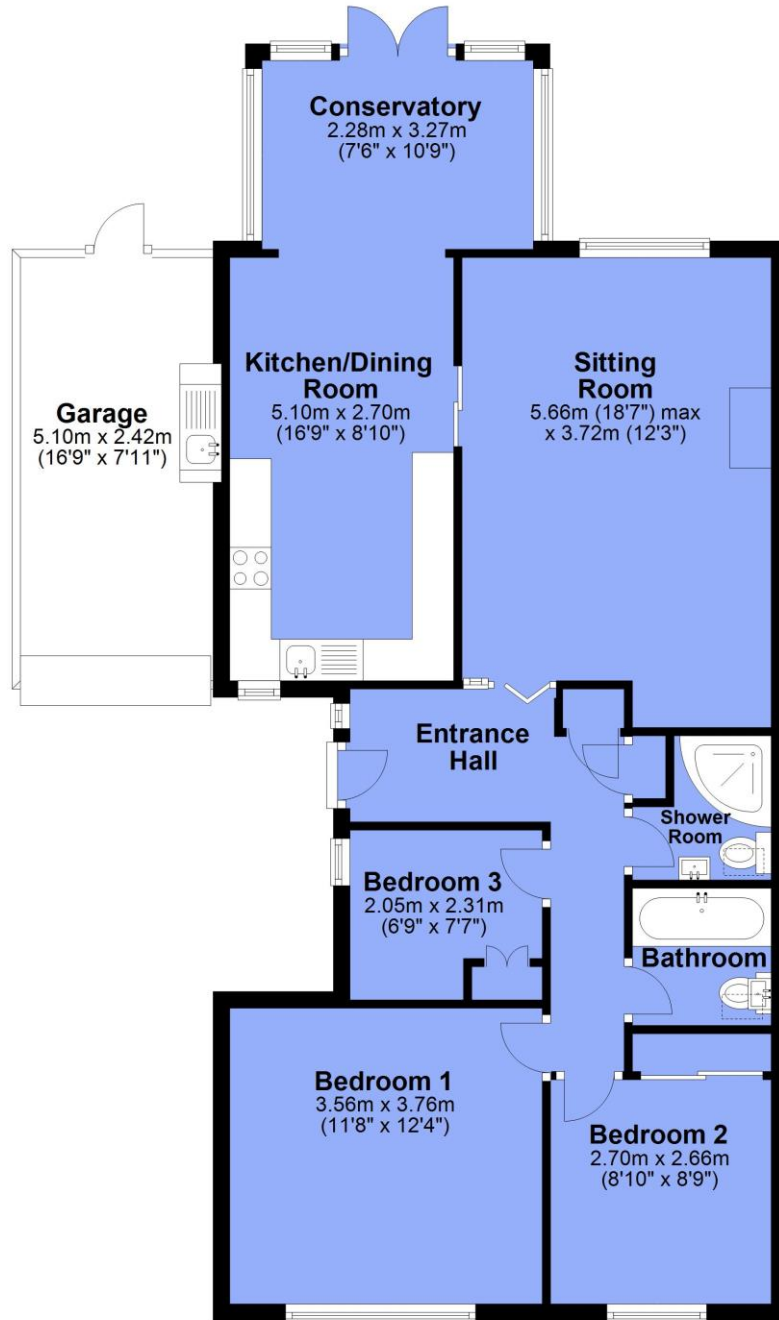
SERVICES - All mains services are connected.

N.B. The owner is a Director of Winkworth Dartmouth.



Ground Floor

Approx. 84.2 sq. metres (906.6 sq. feet)



Total area: approx. 84.2 sq. metres (906.6 sq. feet)

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Energy Efficiency Rating	
Current	Potential
<small>Very energy efficient - lower running costs</small>	
<small>(92-100) A</small>	
<small>(81-91) B</small>	
<small>(69-80) C</small>	
<small>(55-68) D</small>	
<small>(39-54) E</small>	
<small>(21-38) F</small>	
<small>(1-20) G</small>	
<small>Not energy efficient - higher running costs</small>	
64	79
<small>England, Scotland & Wales</small>	
<small>EU Directive 2002/91/EC</small>	

Tenure: Freehold

Council Tax Band: E

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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