



48 Brunel Avenue



Newton Abbot 5 miles Shaldon 4 miles
Exeter 20 miles

Nestled at the end of a Cul de sac on a generous corner plot this detached three bedroom bungalow affords a good degree of privacy and seclusion whilst enjoying far reaching views.

- Detached Bungalow
- Three Double Bedrooms
- Integral Garage
- Generous Corner Plot
- Far Reaching Views
- Off Road Parking
- Council Tax Band D
- Freehold

Guide Price £425,000

SITUATION AND DESCRIPTION

Nestled at the end of a Cul de sac on a generous corner plot this detached three bedroom bungalow affords a good degree of privacy and seclusion whilst enjoying far reaching views. The property briefly consists of an extended living room from which you can enjoy views of the surrounding countryside, three double bedrooms, open-plan kitchen/diner and family shower room. Externally the property benefits from a large established corner plot with a level garden to the front and a terraced rear garden with level patio and deck ideal for al fresco dining. The property also boasts driveway parking for two/three vehicles and an integral garage with light and power.

Located on the northern fringes of the town the property is well positioned for ease of access in and out of the area as well as the local shops on Barton Hill Road being a stone throw away along with The Willows shopping centre and Torbay Hospital also nearby. Educational facilities including Torquay girls and boys Grammar Schools, together with comprehensive and private schools a short drive away. The woodland walks of Brunel Woods are in the vicinity together with the beach at Watcombe, giving access to the South West Coastal footpath. From Moor Lane the Teignmouth Road leads in one direction to the riverside village of Shaldon, to the other St Marychurch, home to Torquay Golf Course. Communications further afield are excellent with the recently opened South Devon Link Road joining the A380 dual carriageway giving fast access to Exeter and the M5 motorway. A railway station at Newton Abbot gives easy access to London Paddington together with the regional airport at Exeter.

ACCOMMODATION

Steps lead up to a covered porch giving access to the spacious entrance hall with doors to all rooms. The extended living room boasts large windows flooding the space with natural light and enjoys far reaching views over the front garden and beyond. At the end of the entrance hall you will find the open-plan kitchen/diner room with fitted range of base fitted units with working space above. Integral oven and gas hob with cooker hood above, spaces for washing machine and fridge freezer, Patio doors leading to the rear garden with further door leading to rear lobby with WC, wall-mounted boiler and door to rear garden. Door from kitchen with steps rising to bedroom three/office with Velux window and built in storage. Bedrooms one and two are both comfortable double rooms with bedroom one benefitting from the same commanding views as the lounge/diner. Bedroom two provides ample space for a double bed and storage with views over the rear garden.

A shower room completes the accommodation with walk in shower cubicle, wash hand basin and low level WC.

OUTSIDE

The approach to the property is via the driveway providing off road parking for two/three vehicles leading to the garage and path with steps to the front door. The single garage has an up-and-over door, power and lighting. The large frontage is mostly laid to lawn with established well-stocked borders and side access to the rear garden. The rear garden boasts a level patio and Millboard deck providing a good degree of seclusion and the perfect spot to al fresco dining. Steps lead to various terraced areas each providing a level space and planted with a range of colourful flower and shrub borders.

SERVICES

Mains electricity, gas, drainage and water. Gas central heating. Upto Ultrafast broadband with Openreach and Virgin Media available in the area. Mobile coverage is limited with O2, Three and EE.

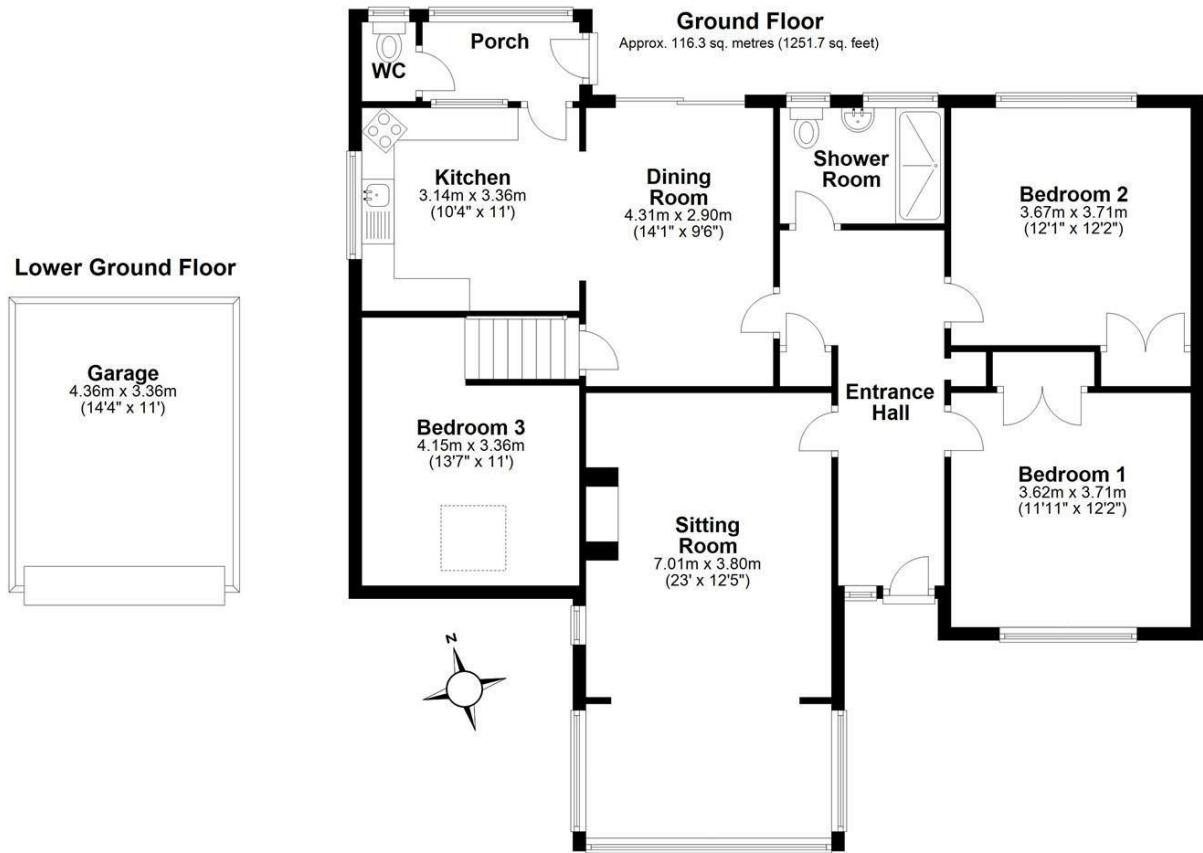
VIEWING

Strictly by prior appointment with Stags on 01803 200160.

DIRECTIONS

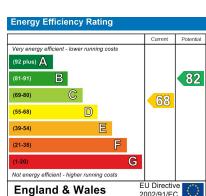
From the Stags Torquay office take the A379 towards and through Babbacombe and St Marychurch. Just before leaving Torquay turn left just after Steps Cross Park on to Moor Lane signed Brunel Woods. Follow Moor Lane and take the first right onto Steps Lane. Off Steps Lane continue to the end and turn right onto Brunel Avenue where the property can be found on your left hand side.





Please note: This floorplan has been prepared as a general guide and should not be relied upon as anything other than an approximate representation of the property.
Plan produced using PlanUp.

IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



6 Vaughan Parade, Torquay, TQ2 5EG

01803 200160

torquay@stags.co.uk

stags.co.uk