



45 Penpethy Road, Brixham, Devon, TQ5 8NW  
Freehold Bungalow - Detached  
£330,000

**boyce**brixham  
email [property@ljboyce.co.uk](mailto:property@ljboyce.co.uk) call 01803 852736

Located on a great size corner plot is this fantastic size detached bungalow offering spacious accommodation. The plot enjoys wrap-around gardens and a large driveway giving off road parking for several vehicles. The area will be very popular with those wanting to be on the level, close to shops, and with a bus service to hand.

Northfields Lane can be followed on to Battery Gardens where you can join the South West Coastal Path and enjoy lovely walks along the water's edge, past the interesting beaches and coves. Or you can follow the woodland walk back to Churston with its pretty medieval pub and church.

The property is accessed via a porch leading to a hallway where you can find a spacious living room with ample space for both lounge and dining room furniture. The kitchen is a good size and has direct access to the rear patio garden where a summer house can be found. There are two double bedrooms, both with built in storage and served by a spacious main bathroom.

The gardens wrap around the front side of the bungalow (on the Penpethy Road side) around to the Northfields Lane side, where you can find the large spacious driveway, perfect for those with a motor home or boat, and a garage beyond.

Offered for sale chain free with vacant possession.

Council Tax Band: C



- Detached Bungalow - Freehold
- Great Size Level Corner Plot
- Excellent Order Throughout
- Bus Service To Hand

- Ample Parking & Garage
- Highly Sought After Level Location
- Near To Shops
- Chain Free



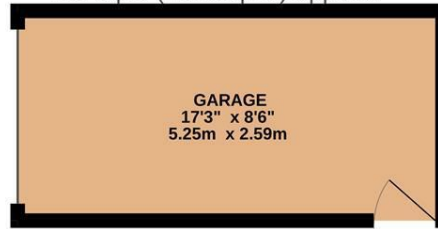
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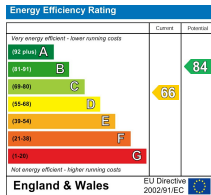
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GROUND FLOOR  
766 sq.ft. (71.1 sq.m.) approx.



TOTAL FLOOR AREA : 766 sq.ft. (71.1 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Current EPC Rating: D



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Please note floorplans are to be used as a guide only. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of the property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from their solicitor. You are advised to check the availability of this property before travelling distance to view.

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