



5 Golden Close, Brixham, TQ5 9QT
Freehold Bungalow - Detached
Asking Price £365,000

boycebrixham
email property@ljboyce.co.uk call 01803 852736

Situated on a quiet residential road, this wonderful three bedroom detached bungalow has a spacious and sunny rear garden and is well positioned, just to the foot of the road. Nearby at St Mary's Square, there are many convenient amenities including: a small supermarket with sub-Post Office, hairdressers, pub, Chinese & Indian Takeaways, laundrette and St Mary's Church. St Mary's Park, with its large playing field, tennis courts and bowls club are accessible within a 5-10 minute walk. St Mary's Bay, with the only sand beach in Brixham and easy access to the South West Coastal Path, is close to hand and there is a useful bus service close by too.

The bungalow itself is a good size detached bungalow on a mostly level plot with a large (10m long!) and versatile garage to the side. Inside has a great feeling to it and whilst the whole is well presented, there is scope for a new buyer to put their own stamp on the property now. The lounge is light and bright with Southerly aspect and an outlook over the rear garden towards the Southdown Hills. There is a great sized kitchen/diner with an outlook over the front, three spacious and light double bedrooms (one with en-suite shower room) and a spacious family bathroom with separate shower.

Outside, to the front, there are some well established shrubs creating a pleasant entrance as well as a good sized driveway offering ample off road parking, the particularly large garage/workshop (with light and power). To the rear, off the property is a paved patio area - ideal for BBQ's leading through a feature archway to a sizeable and mostly lawned area flanked by some mature borders. There is a separate produce area leading to a very useful brick-built store/studio room with flat roof and UPVC door.

We are delighted to bring this charming bungalow to market, freehold, with full vacant possession and no onward chain. Internal viewing is highly recommended.

Council Tax Band: D

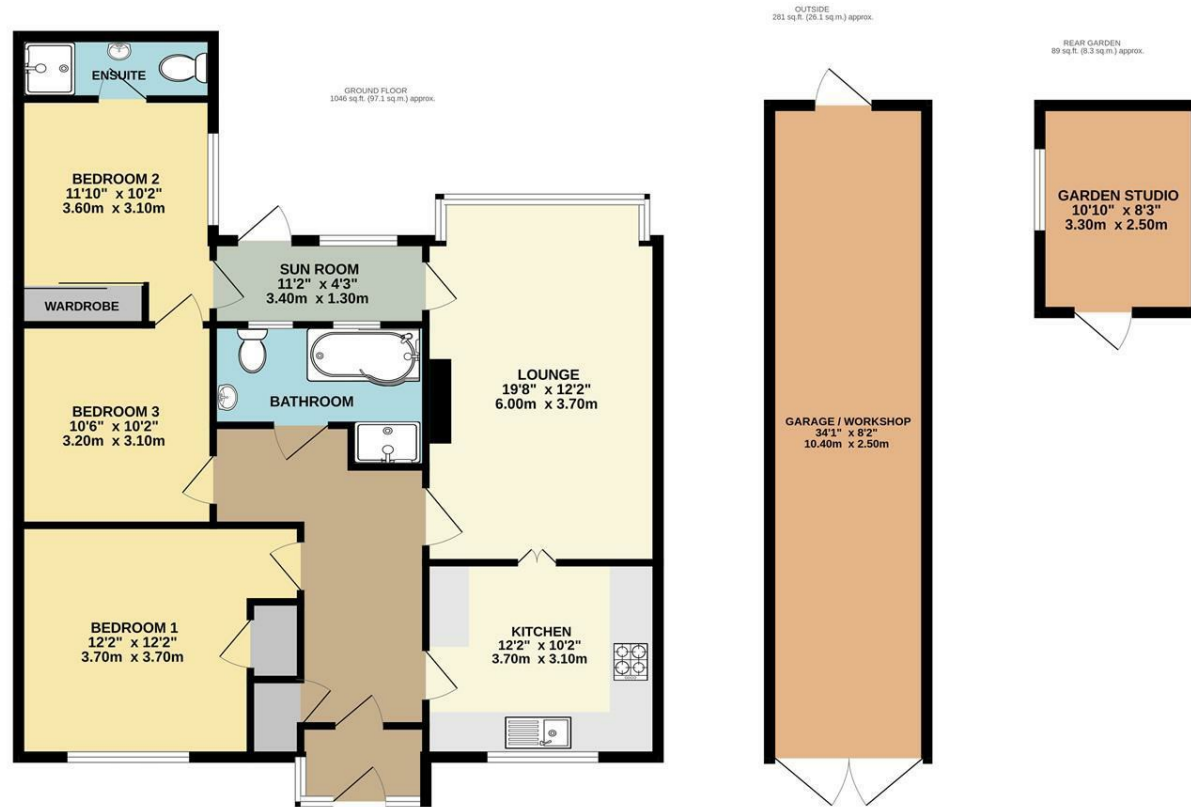


- Spacious Detached Bungalow
- South Facing Sunny Rear Garden
- Well Located On A Quiet Road
- Light And Bright Living Accommodation
- Three Double Bedrooms (one ensuite)
- 10m Long Garage/Workshop
- Offered With No Onward Chain
- Amenities and Bus Stop To Hand





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TOTAL FLOOR AREA : 1415 sq.ft. (131.5 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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(91-100) A			
(81-90) B			
(69-80) C			
(55-68) D		60	78
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

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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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