



33 Hillrise, Galmpton, Brixham, TQ5 0PP  
Freehold House - Semi-Detached  
£335,000

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

A great opportunity to purchase a good sized family home in the highly sought after village of Galmpton. This spacious 3 bedroom semi-detached home is one of the largest available in this small, family friendly cul-de-sac and would make an excellent forever home for a growing family. The spacious property sits on an excellent sized plot with space to the side and rear, giving a good opportunity to extend as the family grows.

The elevated position ensures the property receives great natural daylight and enjoys a green field vista over the village towards the Devonshire rolling hills. A brief stroll down the road takes you into the heart of the village where you can find an excellent village pub, community hall, pre, primary, and secondary schools, a village shop with a sub post office, and an excellent selection of local produce from the adjacent family farms, butchers, and a hairdressing salon.

The village is famed for its location along the Dart, with Greenway being the former home of Agatha Christie. The village also enjoys a halt for the Torbay steam railway, adding to the quintessential English village lifestyle that can be enjoyed in this stunning village. For the boating enthusiast, there is a small marina along the River Dart, and in the opposite direction, one of Torbay's finest sandy beaches can be found at Broadsands. All of the aforementioned can be reached on foot.

The property enjoys a good sized gravel driveway to the front offering ample parking space, and the road itself is unrestricted. On the ground floor, you have a downstairs WC just off the entrance hallway, a separate lounge with a wood burning stove, and a good sized kitchen/diner to the rear, with direct access to the rear garden. On the first floor there are 2 excellent sized double bedrooms, and a large single bedroom, with a family bathroom to the rear. The gardens have a greenhouse and shed, and are brimming with flowers, vegetables, and fruit - a very productive kitchen garden that is a delight to explore with lots of family friendly areas and a haven for nature.

**Council Tax Band: B**



- Highly Sought After Village Location
- Separate Lounge
- Kitchen Gardens
- Ability To Extend

- 3 Good Sized Bedrooms
- Spacious Kitchen/Diner
- Ample Off Road Parking
- Sunny Spot With Lovely Views



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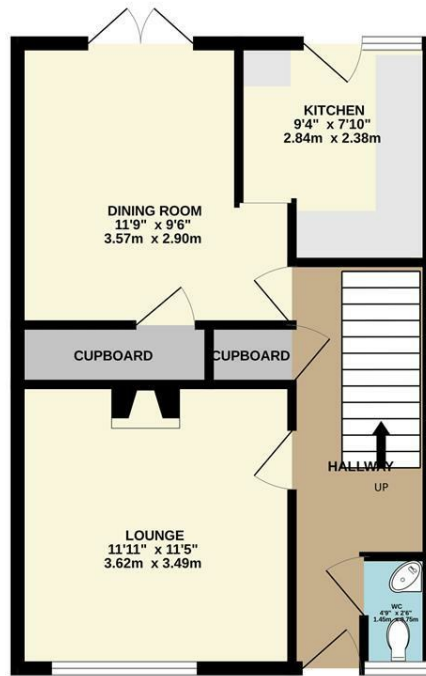
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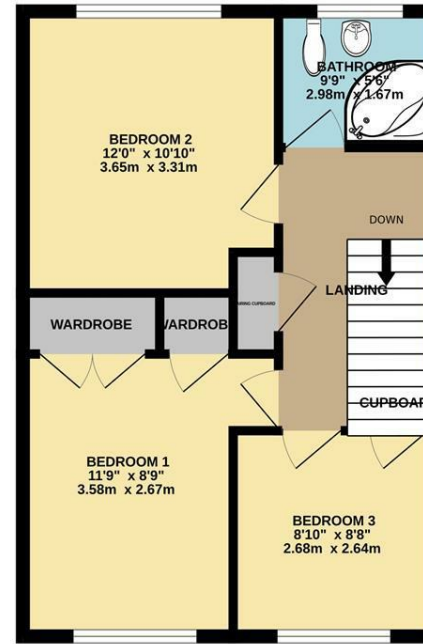
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GROUND FLOOR  
449 sq.ft. (41.7 sq.m.) approx.



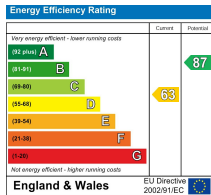
1ST FLOOR  
453 sq.ft. (42.1 sq.m.) approx.



TOTAL FLOOR AREA : 902 sq.ft. (83.8 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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