



55 North Boundary Road, Brixham, TQ5 8LH
Freehold Bungalow - Semi Detached
Asking Price £325,000

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

Located on the ever popular North Boundary Road is this deceptively spacious, light and bright bungalow which is the perfect option for those looking to be in a tranquil setting with the cricket grounds immediately to the rear. The open green spaces ensure a good amount of open light and air can be enjoyed with the summer setting sun flowing light into the back garden right until late in the evening.

Set on a level plot, the property benefits from easy access to local bus services and nearby shops. It is also conveniently close to the South West Coastal Path and Fishcombe Cove, offering beautiful coastal walks and seaside experiences.

The property has been well cared for and maintained over the years, with ease of ongoing maintenance in mind. The property is now ready for the next owner to decorate and change floor coverings to taste. The property benefits from an entrance porch, ideal for outdoor wear, leading to an entrance hallway with a large storage cupboard.

The kitchen is a fitted kitchen with a good amount of built-in storage, an oven at mid-level making it easier to use, an integrated upright fridge-freezer and washing machine. There is a serving hatch opening into the living space adjacent. This kitchen also benefits from a side door leading to the parking area and into the garden.

The living room is a good size with a large window to the front aspect. There is an inner hallway to the rear of the living space where you can access the shower room and two bedrooms.

Outside to the front, there is a good-sized driveway leading to a single detached garage. The driveway is of an excellent length and offers ample parking for several vehicles. The front garden has been designed with ease of maintenance in mind, as has the back. The rear enjoys an open aspect across the cricket grounds and the Churston Woodland beyond.

Council Tax Band: C



- Tranquil location near cricket grounds.
- Good size bright living room.
- Level plot with bus service & shops.
- Single detached garage and ample driveway.
- Fitted kitchen with integrated appliances.
- Ample storage and entrance porch.
- Near South West Coastal Path & Fishcombe Cove.
- Chain Free With Vacant Possession.



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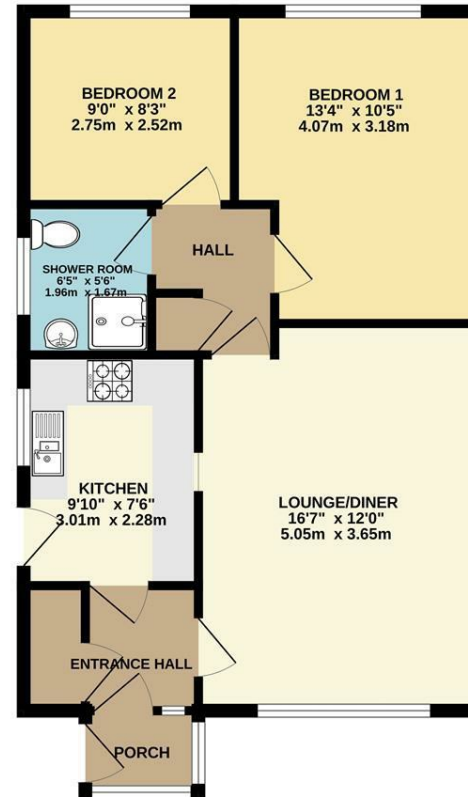
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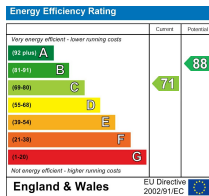
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GROUND FLOOR
722 sq.ft. (67.1 sq.m.) approx.



TOTAL FLOOR AREA: 722 sq.ft. (67.1 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: C



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