



3 Upton Hill Road, Higher Brixham, Brixham, Devon, TQ5 9QR
Freehold Bungalow - Detached
Asking Price £429,950

boycebrixham
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A deceptively spacious family-sized detached bungalow is nestled on the rural fringe of Brixham, offering an idyllic location for coastal walks and easy access to a large park at St Mary's. The property enjoys a perfect balance, providing a semi-rural, tranquil setting while remaining within walking distance to the town centre.

This location boasts convenient access to excellent local schools, including both primary and secondary options, all within easy walking distance. Nearby, on Castor Road and in St Mary's Square, residents can find useful shops, eateries, a convenience store with a sub-post office, and a selection of pubs.

Upon first glance from the roadside, the property appears to be a bungalow; however, upon entry, its deceptive spaciousness becomes immediately apparent. The home has been thoughtfully extended, both to the rear and into the loft. The former garage has been converted into a studio with an adjoining wet room, offering versatile space suitable for an additional bedroom suite or storage for outdoor equipment such as paddleboards and bikes. The modern wet room is particularly convenient for cleaning pets or children after outdoor activities.

Inside the main house, two further double bedrooms on the ground floor are serviced by a family bathroom. Upstairs, two additional double bedrooms and another shower room can be found. The lounge is generously sized and features a wood burner, while the smart, modern kitchen with a breakfast bar area is situated just beyond. Adjacent to the kitchen is a spacious conservatory garden room, recently upgraded with a solid tiled roof and extra insulation, making it a comfortable space year-round. The vaulted ceiling adds to its appeal, creating an excellent entertaining area or ideal space for larger families.

Outside, the front garden boasts well-stocked flower beds and borders, while the rear garden is equally vibrant, featuring a level lawn area, greenhouse, potting shed with a vegetable patch, and a patio seating area leading to a summer house with power and light. This additional space serves as a versatile den for occasional guests or a convenient home office.

Gas Central Heating, PVC-u Double Glazing & Driveway Parking.

Council Tax Band: C



- Detached With Studio Room
- Impressive Spacious Living Areas
- Large Sunny Decked Area Off Kitchen Diner
- Landscaped Front and Rear Gardens
- Situated In A Quiet Road Near St Mary's Park
- Main Bathroom + Extra En-Suite Shower Room
- Off Road Parking & Utility
- Deceptively Spacious 4 Bedroom Home

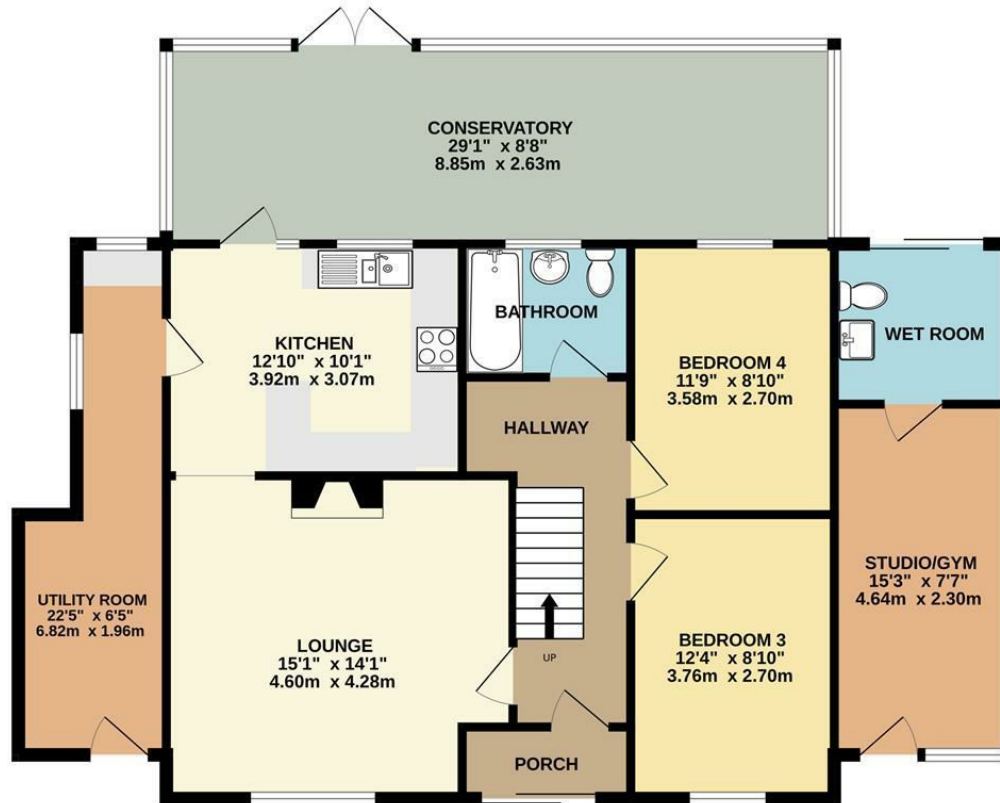


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GROUND FLOOR
1225 sq.ft. (113.8 sq.m.) approx.



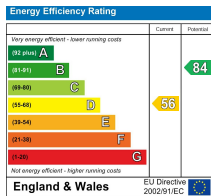
TOTAL FLOOR AREA : 1585 sq.ft. (147.2 sq.m.) approx.

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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1ST FLOOR
360 sq.ft. (33.4 sq.m.) approx.

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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