



5 Pomeroy Avenue, Brixham, TQ5 8PN
Freehold Bungalow - Detached
Asking Price £365,000

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

Offering great scope and good flexibility, this very spacious 2-bed detached bungalow (linked by garages) occupies an excellent-sized level plot with a stunning garden that enjoys an excellent amount of privacy and sun throughout the day from its sunny open aspect.

The area has always been very popular with those wanting a convenient and level area with easy access to the surrounding countryside and all that the town has to offer. There is a regular bus service on the adjacent road and the added convenience of several stores all within walking distance of the property, including a sub-post office, newsagents, mini-supermarket with sub-butchers, hairdressing salon, and a handyman store. Nearby are the Brixham cricket grounds, football playing fields, and the Trawler pub, all offering extra recreational spots within a 5-minute walk.

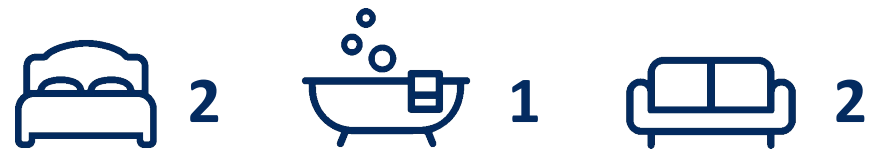
For keen walkers and those seeking the great outdoors, there are some stunning coastal and woodland walks reachable from the property by foot, all of which can link onto the stunning South West coastal path, passing by stunning beaches and coves.

The property benefits from ample off-road parking leading to an integral garage. The entrance porch extends into a very useful spacious utility room with integral access to the garage. The entrance hallway gives access to two double bedrooms, the spacious living room overlooking the rear garden, and an excellent-sized kitchen. The kitchen offers good practicality in an excellent-sized room with lots of worktop space and ample fitted storage, also overlooking the stunning rear garden.

The rear garden is beautifully landscaped with something for everyone: a good-sized lawn for pets and children alike, a vegetable planting area, greenhouse, and garden pond complete with fish.

Internal viewing is simply a must to appreciate this excellent opportunity to purchase a great chain-free bungalow in a fantastic location.

Council Tax Band: D



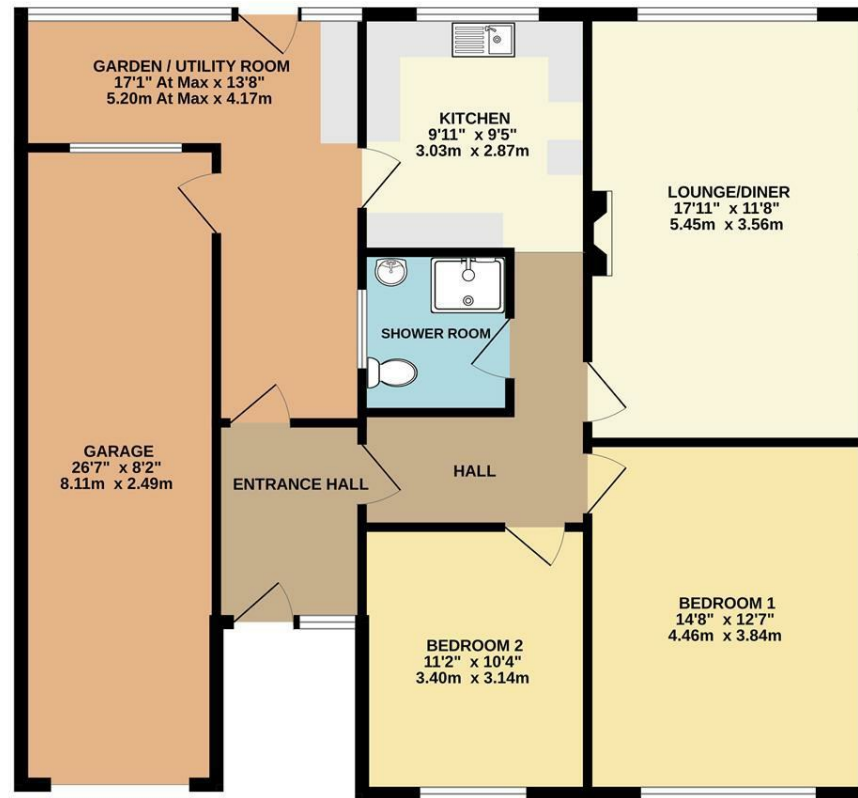
- Spacious 2-bed bungalow with flexible layout.
- Convenient location with easy access.
- Accessible to coastal and woodland walks.
- Good size kitchen and spacious living room.
- Stunning garden offers privacy and sun.
- Amenities and recreational spots available.
- Ample off-road parking and integral garage.
- Beautifully landscaped rear garden with pond.





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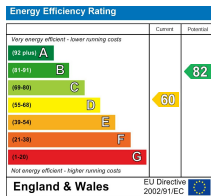
GROUND FLOOR
1102 sq.ft. (102.4 sq.m.) approx.



TOTAL FLOOR AREA : 1102 sq.ft. (102.4 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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