



3 Chestnut Drive, Brixham, Devon, TQ5 0DB
Freehold Bungalow - Semi Detached
£275,000

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

A light-and-bright two bedroom semi-detached bungalow offered to market with no onward chain. Situated in a popular level location with bus service to hand, along with local convenience stores at Summercourt Way and a pleasant walk to the village-like St Mary's Square. Within 3/4 of a mile is the main Brixham town centre and harbour areas, offering a bustling collection of pretty shops, pubs and eateries. The town is ideal for those looking to retire to a fantastic town with a great community on your doorstep.

The accommodation is accessed into an entrance hallway to the side of the property which is very spacious and leads off to all the principal accommodation. The living room is dual aspect with two windows overlooking the side and the generous frontage. There are two excellent size double bedrooms, both enjoying private aspects over the rear garden. The property is serviced by separate WC and family bathroom - allowing added privacy in a busy home. The kitchen is a really good size, again is light-and-bright owing to its dual aspect and has direct access to the side of the property, and around to the sunny rear garden. There is ample storage from the abundance of fitted cupboards and the sink enjoys a very pleasant view south towards the Southdown Hills.

Outside, to the front, there is a pretty, and generously sized lawn, flanked by a long driveway, offering parking for 2/3 cars in tandem. There is an excellent sized garage to the end of the driveway (with light and power) which also boasts a courtesy door out to the rear garden. The rear garden is of a manageable size, is sunny and is very private.

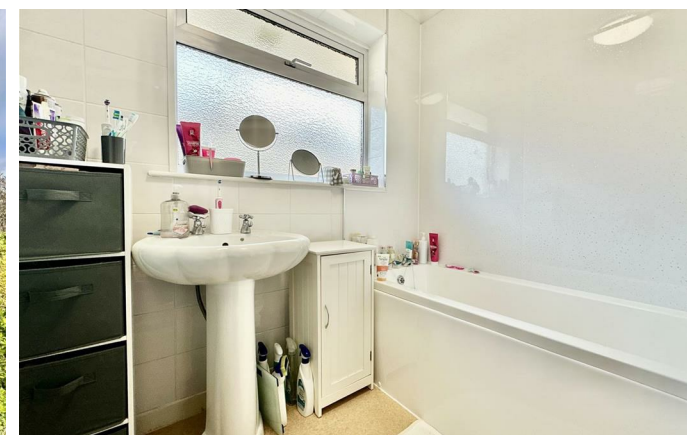
The property benefits from gas central heating and UPVC double glazing throughout. We are pleased to offer this property to market with NO ONWARD CHAIN.

Council Tax Band: D



- Popular, Level Location
- Semi Detached Bungalow
- Light And Bright Throughout
- Offered With No Onward Chain

- Two Double Bedrooms
- Excellent Sized Garage
- Private & Sunny Rear Garden
- Pretty Frontage With Driveway Parking



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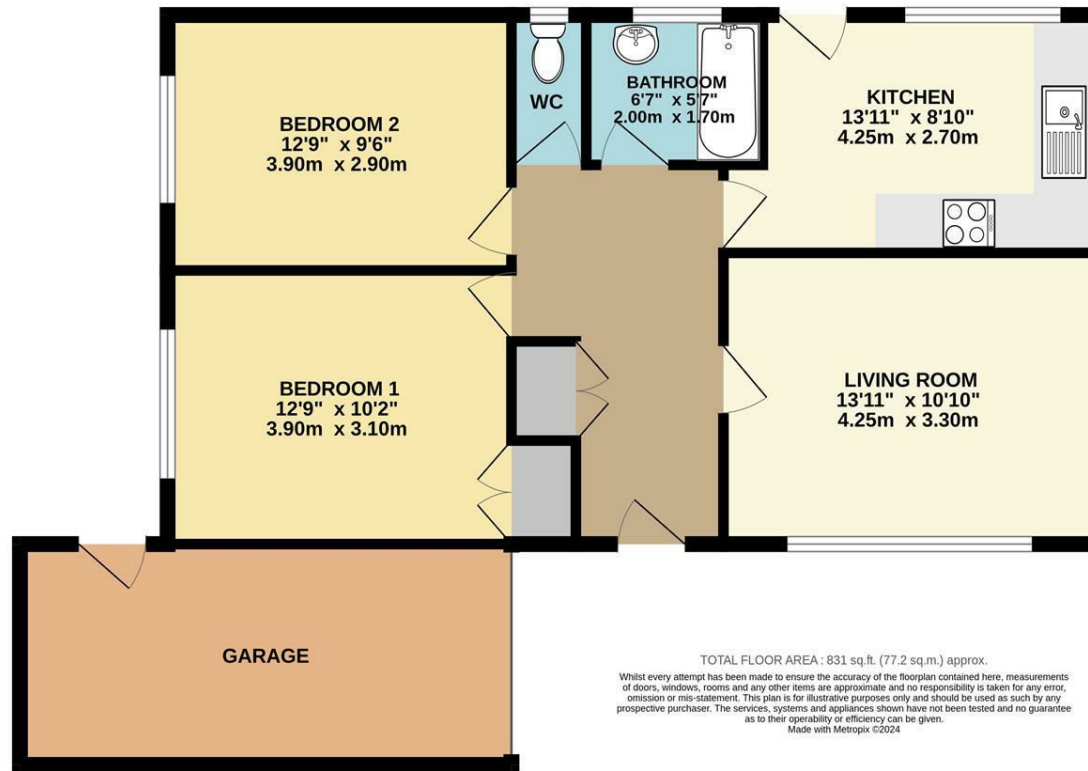
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GROUND FLOOR
831 sq.ft. (77.2 sq.m.) approx.



Current EPC Rating: D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A (92-100)		
B (81-91)			85
C (69-80)			
D (55-68)		68	
E (39-54)			
F (21-38)			
G (1-20)			
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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