



3 Lakes Road, Brixham, TQ5 8PH
Freehold Bungalow - Semi Detached
£379,950

boycebrixham
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Located in a highly sought-after residential road with easy level access to many amenities, including woodland walks and the South West Coastal Path, is this immaculately presented fully renovated semi-detached bungalow. The location is perfect for those seeking a quiet residential area with minimal passing traffic, yet near an active bus service, and a convenience store with a sub post office, within easy level walking distance.

Just slightly further away, you can walk to a great local pub with cricket grounds and football playing fields just opposite, and a parade of shops adjacent, including a mini-supermarket with sub butchers, a handyman store, newsagents, and a hairdressing salon, all only a brief 5-minute level walk away.

Lakes Road is always very popular with a clean street scene due to all the properties benefitting from good-sized long driveways offering ample off-street parking. This property stands out with its fresh new décor and an excellent front lawn with a neatly planted perimeter framing the property from the road perfectly.

As you enter the property, it is immediately apparent that this property has been fully renovated throughout to a high standard. The finish is superb with a smart neutral palette throughout, accommodating a broad range of tastes and furniture styles, making this an ideal blank canvas. The living room has had the added benefit of an extension, creating an excellent size additional living space, ideal as a formal dining room or home office, etc.

The modern new kitchen is an excellent addition to the property, with its good-size extension to the rear, creating ample space for a breakfast bar, and a sink with a window looking into the rear garden. There is also ample worktop space and a good amount of fitted cupboard space.

The two bedrooms are found on the left-hand side of the bungalow as you enter, the main being a great size with a fitted sliding door wardrobe offering ample storage. There is a smart new bathroom fitted between the two comprising a large L-shaped bath with shower over, and an inset WC and sink unit.

The rear garden has a useful storage area behind the gate leading to the front driveway, ideal as a bin store, and leading to a very useful shed. The rear garden has been designed with ease of maintenance in mind, with an artificial grassed area and raised planting bed framing the base of the garden. There is also a new timber deck just off the kitchen and extended living area, an ideal space for al fresco dining, with the setting summer sun finishing nicely on the deck.

Council Tax Band: C



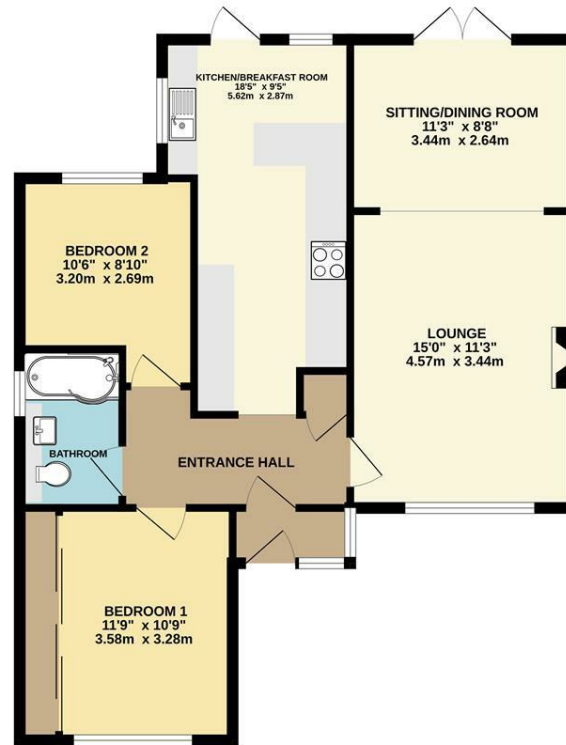
- Fully Renovated Bungalow
- Level With Bus Service
- Good Size Rear Extension
- Smart New Neutral Decor & Flooring Throughout
- Highly Sought After Road
- Near To Shops
- Spacious Living Spaces & Kitchen
- Gas Central Heating & Double Glazing





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GROUND FLOOR
753 sq.ft. (69.9 sq.m.) approx.



TOTAL FLOOR AREA: 753 sq.ft. (69.9 sq.m.) approx.
While 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. The 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.
Made with Metropix (2024)

Current EPC Rating: D

| Energy Efficiency Rating | | Current | Potential |
|---|---|---------|-----------|
| Very energy efficient - lower running costs | A | | |
| (91-100) | B | | 85 |
| (81-90) | C | | |
| (71-80) | D | 66 | |
| (61-70) | E | | |
| (51-60) | F | | |
| (41-50) | G | | |
| 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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