



23 Milton Crescent, Brixham, TQ5 0BD  
Freehold Bungalow - Semi Detached  
£335,000

**boyce**brixham  
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Situated towards the top end of a quiet cul-de-sac is this charming semi detached bungalow offering a lot of space having been extended in recent years. Located approximately one mile from the harbour and the town centre with quick access in-and-out of the town via Summer Lane or up to Hillhead for Kingswear and Dartmouth.

Within a two mile radius are many beautiful coastal walks and beaches including Sharkham Point, St Mary's Bay, Berry Head Country Park, and Brixham Breakwater. There are local shops at St Mary Square - approximately half a mile away. A bus service runs from Milton Street to the centre/harbour area or Kingswear in the other direction.

The property itself is approached via a very pretty front garden, smartly landscaped and flanked by a smart resin-bound driveway and path. Entering into a light and bright hallway leading off to all principal accommodation. To the front of the property there is a well proportioned fitted kitchen with plenty of storage, a gas burning hob, and a pretty outlook over the front garden. There is also the well presented second bedroom - a good size double - to the front with a versatile 'playroom' or study room beyond. This very usable room has the benefit of a very sizeable and stylish shower room just off.

To the rear of the property are two particularly generous sized rooms. The master bedroom (16.5m<sup>2</sup>) is a wonderful main bedroom - full of light, space and enjoying the presence of a large window with sliding patio doors out to a private rear deck - perfect for a morning coffee! The lounge, which forms part of the extension is a wonderful living room - again very light and bright (with plenty of glazing from the sliding patio doors and skylights), very well presented and smartly finished, opening out to the rear garden. There is a central family bathroom to service the property and also a very handy utility/workshop with integral access from the lounge.

The rear garden here is of particular note - a very quiet, sunny and private rear garden set over a good, but manageable size. Meticulously presented, there is a lovely central lawn with central water feature, a very social raised deck area - ideal for BBQing and alfresco dining. The garden enjoys a very pleasant open outlook with some sea views over Torbay.

The property benefits from gas central heating throughout, modern UPVC double glazing and is presented in a ready-to-move-into condition throughout.

**Council Tax Band: C**



- Extended Semi Detached Bungalow
- Two Bedrooms & Playroom/Study
- Beautiful Sunny & Private Rear Garden
- Quiet Cul-De-Sac Location

- Very Well Presented Throughout
- Two Good Size Bathrooms
- Resin Bound Driveway Parking
- Open Outlook With Some Sea Views



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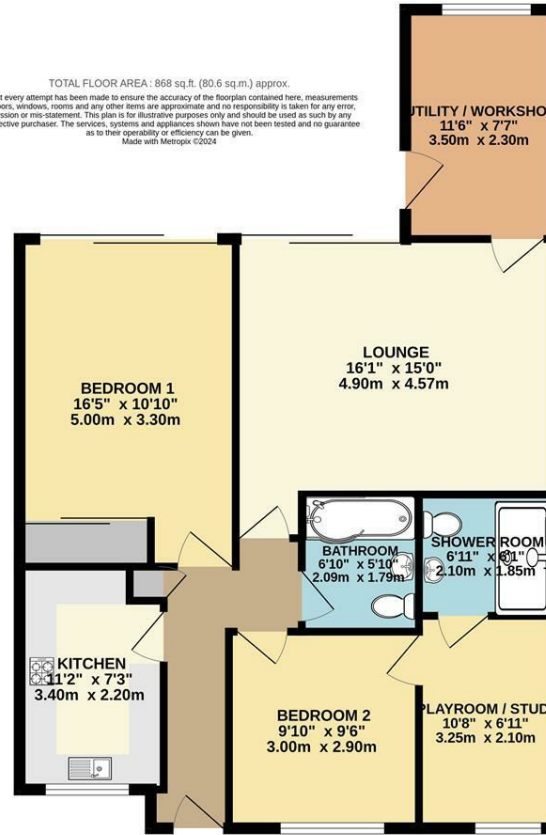




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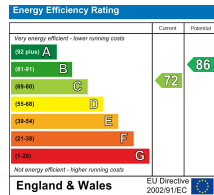


TOTAL FLOOR AREA : 868 sq.ft. (80.6 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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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GROUND FLOOR  
 868 sq.ft. (80.6 sq.m.) approx.

Current EPC Rating: C



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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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