



Agincourt, 14 Higher Ranscombe Road, Brixham, Devon, TQ5 9HF  
Freehold Bungalow - Detached  
£399,950

**boyce**brixham  
email [property@ljboyce.co.uk](mailto:property@ljboyce.co.uk) call 01803 852736



Agincourt is a deceptively spacious three bedroom detached bungalow located on the level in a popular residential area, close to many amenities and just half a mile to the harbour area and waterfront. A very appealing property which has been in the same ownership for many years and now offers excellent scope for refreshment or redevelopment.

Within the immediate vicinity are Brixham's Admiral Indoor Swimming Pool, Brixham Community College directly behind, with Leisure Centre and full range of adult learning courses, Brixham C of E Primary School, Brixham Rugby Club and the very useful Co-op store at Great Rea Road. There is a bus service to hand and within a mile radius are many beautiful coastal walks including Berry Head Country Park, Sharkham Point, The Breakwater and Shoalstone Pool all connected with the South West Coastal Path.

The property itself approaches from the roadside through gates into a very private driveway area offering ample off road parking and a driveway flanking the full length of the plot to the end of the back garden. There is a charming verandah making for a characterful entrance to the property. Entering in to a spacious entrance hall leading off to all the principal living accommodation. To the front is a very light and bright living room with fireplace and large windows overlooking the front garden. The kitchen diner, to the rear of the property is a large and very social space neatly separate into the two spaces with the dining area ahead of the kitchen. The family bathroom is again of a generous size and is centrally positioned to conveniently service the property.

There are three good sized bedrooms including two doubles (one to the front and one to the rear) with a smaller single bedroom, which could double as a perfect home office, central to the hallway. All bedrooms enjoy plenty of natural light and privacy and offer good versatility.

Outside, as well as the aforementioned frontage, the rear garden which is accessed from the kitchen/diner is an impressive, completely level and very private arrangement. A very colourful garden which could be landscaped to suit currently provides paved areas around neat flower beds. There is a level hardstanding in front of a very useful detached brick built garage with pitched roof for additional storage if required.

The property benefits from UPVC double glazing throughout, gas central heating serviced by a Baxi boiler in the kitchen and a very generous loft space which could be developed (subject to necessary permissions etc). The property has been very well maintained throughout the family's lengthy tenure however would now benefit from refreshment throughout. We are pleased to offer this property with no onward chain and full vacant possession.

**Council Tax Band: C**



- Charming Freehold Bungalow
- Offered With No Onward Chain
- Spacious Kitchen / Dining Room
- Plenty Of Potential For Improvement

- Occupying An Excellent Sized Level Plot
- Three Good Sized Bedrooms
- Ample Off Road Parking + Detached Garage
- Popular & Convenient Location Within Brixham



**boyce**brixham

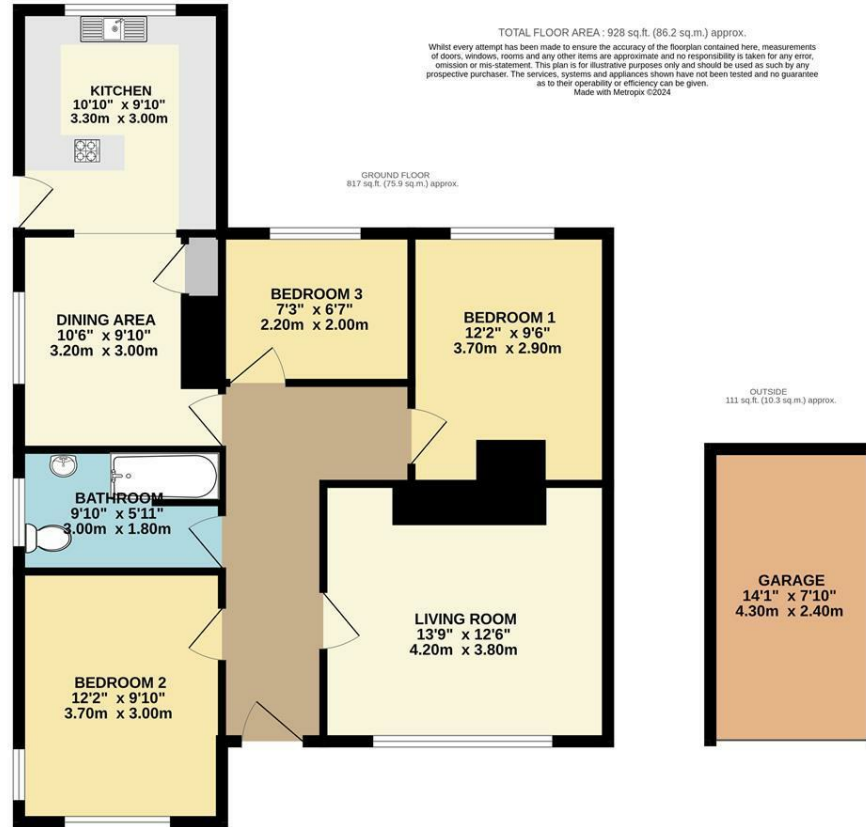
email [property@ljboyce.co.uk](mailto:property@ljboyce.co.uk) call 01803 852736



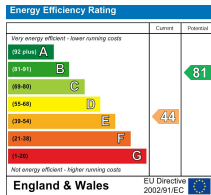


**boyce**brixham  
email [property@ljboyce.co.uk](mailto:property@ljboyce.co.uk) call 01803 852736





Current EPC Rating: E



Find us on



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.

**boyce**brixham  
email [property@ljboyce.co.uk](mailto:property@ljboyce.co.uk) call 01803 852736