



53 Churston Way, Brixham, Devon, TQ5 8DE
Freehold Bungalow - Detached
Asking Price £495,000

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

Located in a favoured residential part of Brixham in the Copythorne area is this very spacious large detached bungalow. The elevated position gives the bungalow and garden lovely open views across the surrounding area extending over to the Devonshire hills in the background. Access in and out of Brixham is quick and direct with a bus service also available at the end of the road. Copythorne also enjoys easy access to the neighbouring village of Churston with its pretty church, lovely medieval hotel pub with pretty gardens and direct access to various coastal/woodland walks along the South West Coastal Path. For the golfing enthusiast there is Churston Golf Course nearby too.

The bungalow has been completely renovated from top to bottom including some good size extensions adding considerable space to this already good size bungalow. The property is in fact now one of the largest bungalows along the road. There are three good size bedrooms all of which would take a double bed and the second has the advantage of the extension creating its own WC as well as extra floor area. The spacious family bathroom is complete with a bath and separate shower and has benefited from the extension also.

The living areas are a great size in this property with a large lounge perfectly placed to enjoy the lovely open outlook and receives great natural light from its dual aspect. The kitchen diner is a fantastic size and perfect for entertaining with ample space for a large dining table, the impressive fitted kitchen is more than able to cope with a large family and will appeal to cooks. Double french style doors open out onto the generous rear terrace.

The rear garden is a fantastic size and comprises of the terrace spanning the width of the bungalow, there is a lawn area at the top where you can find a lovely summer house ideally positioned to enjoy the vista across the rear garden to the countryside. the front garden is a great size and offers great scope to create an even larger driveway if required, there is a good size single garage with a useful outside store adjacent.

Council Tax Band: D



- Detached Bungalow - Freehold
- Modern Fitted Kitchen/Dining Room
- New Boiler & Electrics
- Parking & Garage

- 3 Double Bedrooms
- Spacious Lounge
- Smart Family Bathroom + WC
- Lovely Landscaped Gardens



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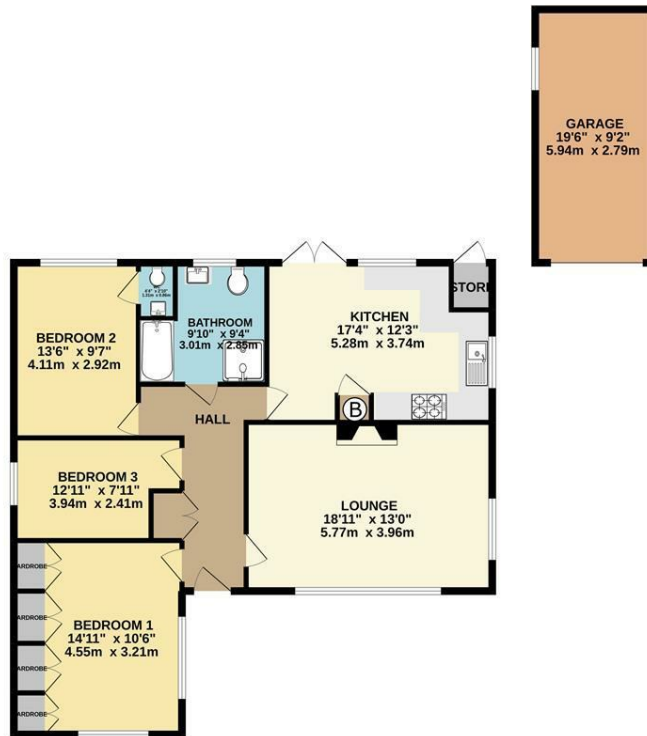




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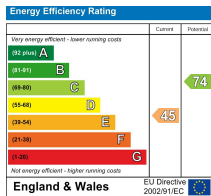
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GROUND FLOOR
1243 sq.ft. (115.5 sq.m.) approx.



TOTAL FLOOR AREA : 1243 sq.ft. (115.5 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the Reception 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 is to their operability or efficiency can be given.
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Current EPC Rating: E



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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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