



5 Follafield Park, Higher Brixham, Brixham, Devon, TQ5 0AD
Freehold Bungalow - Semi Detached
£325,000

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An immaculate and stylishly presented TWO BEDROOM SEMI DETACHED BUNGALOW occupying a lovely level plot in a well regarded quiet cul-de-sac in the St Mary's area of Brixham.

This property is well positioned to enjoy many amenities within a two mile radius. There are useful local shops at St. Mary's Square (adjacent the fine Parish Church) including Spar with sub-Post Office and more local shops at Summercourt Way - both being approximately half a mile away. There are many beautiful coastal walks to hand including Sharkham Point and Berry Head Country Park. Access (and a bus service) to Kingswear (for Dartmouth) is quick and direct making this a great asset of living at Follafield Park.

The property itself opens into a light-and-bright entrance hall leading through to all of the principal accommodation. To the front are two good size bedrooms which both enjoy a pretty outlook over the front garden. Bedroom One is of a particularly generous size and benefits from plenty of built in storage. Bedroom Two is currently utilised as a hobby room and makes for a very versatile space for such activities, a bedroom or a ideal home office.

To the rear of the property is the beautifully presented living room. The room boasts a feature fireplace, plenty of natural light and sliding patio doors out to the raised patio in the back garden. The kitchen dining room occupies an extension to the rear, making for a good sized space which is dual aspect and again is exceptionally light-and-bright. The modern and stylish fitted kitchen offers integrated appliances and an electric induction hob, as well as plenty of storage. A smart family bathroom, positioned centrally services the property.

Outside, to the front there is a pretty front garden which enjoys plenty of colour from the well established borders and simple lawn. The left-hand side is flanked by a long driveway offering parking for two cars ahead of a brick built detached garage (with modern up-and-over door). The rear garden her is of particular note - meticulously maintained by our current vendor, the garden is a quiet retreat, with patio area off the back of the property - ideal for dining outside in the warmer months, with two steps down to a very pretty lawned area edged with colourful and mature borders. Secure side gate out to driveway and garage.

The property enjoys the benefit of gas central heating throughout, serviced by a modern combination boiler. There is modern UPVC double glazing throughout and the property is presented in genuine 'turn-key condition'. Viewing is highly recommended.

Council Tax Band: C



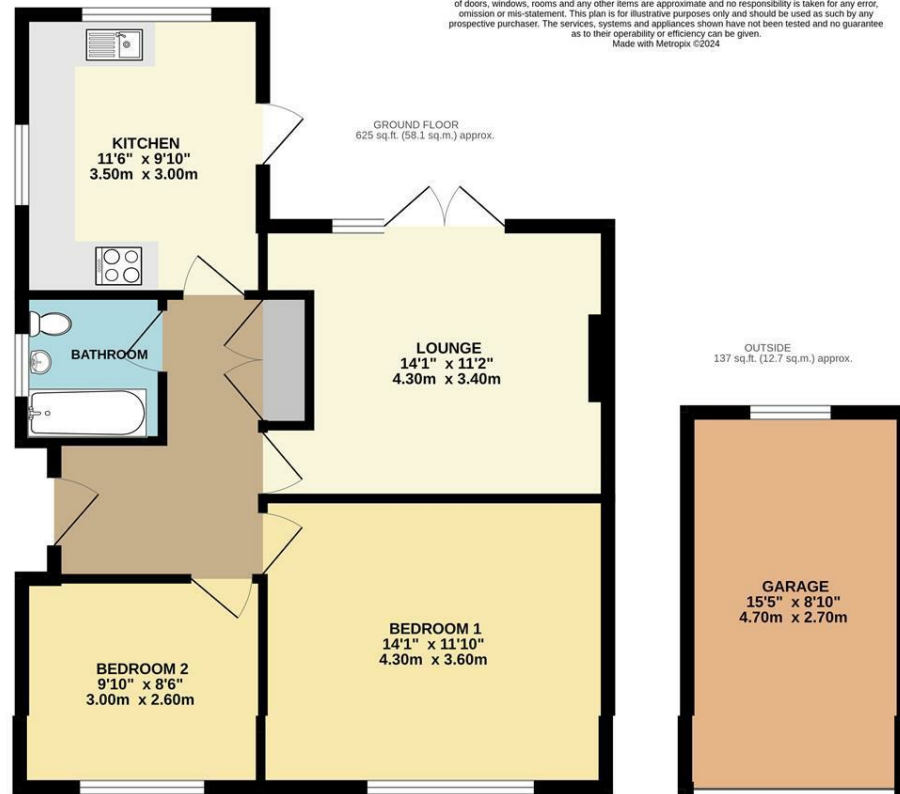
- Freehold Semi Detached Bungalow
- Gas CH & UPVC Double Glazing
- Two Double Bedrooms
- Colourful & Quiet Sunny Rear Garden
- A Very Light & Bright Property
- Beautifully Presented Throughout
- Modern & Stylish Fitted Kitchen
- Driveway Parking + Single Garage





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TOTAL FLOOR AREA: 762 sq.ft. (70.8 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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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)		65	
E (49-54)			
F (39-48)			
G (1-38)			
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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