



8 Hill Head Park, Hillhead, Brixham, Devon, TQ5 0HG  
Freehold Bungalow - Detached  
£369,950

**boyce**brixham  
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This beautiful DETACHED bungalow is situated on the outskirts of the parish of Kingswear in a prime position with a lovely open outlook towards the sea. It is within a short driving distance of the Higher Ferry across the River Dart to Dartmouth and the Noss-on-Dart Marina with comprehensive facilities for boating enthusiasts. The centre of Kingswear is also close by where there are local shops, a Post Office, Primary School, Dart Haven Marina and the Royal Dart Yacht Club. Whilst in the opposite direction both St Mary's Square and Brixham Town Centre can be found with its own marina facilities, schools and shops.

The plot is a great size with a garden that extends beyond the others along the road. The property has recently undergone a full refurbishment throughout by our vendors, who have worked hard to create a genuine 'turn key' property with nothing for a new owner to do. The lounge enjoys a lovely large picture window overlooking the low maintenance frontage and is laid to a stylish solid bamboo flooring. There is a modern and stylish fitted kitchen with high-spec integrated appliances and plenty of cupboard storage. There are 3 bedrooms in total, made up of 2 doubles and a good size single. All rooms are presented to a fresh, crisp condition and are all naturally light-and-bright. As part of the renovation works, our vendors have converted the garage into an insulated and very versatile space. Currently utilised as a generous dining room, the space is ideal for entertaining, or indeed would work well as a working-from-home space, therapy studio, hobby room or 'man-cave'!

The front garden is mainly laid to contemporary grey gravel for ease of ongoing maintenance with some eye-catching features. The rear garden is very level with only one small step. There is a good size patio area spanning the width of the bungalow - ideal for al fresco dining - with a lovely level lawn leading towards the base of the garden with a pretty shrub border to the right hand side flank. There are two garden shed for garden and household storage, with further storage options tucked around to the side of the property.

This property is heated with top-of-the-range modern electric radiators which are streamline and efficient. There is UPVC double glazing throughout making the property and efficient one to run. We are delighted to offer this property to market freehold, with full vacant possession and would highly recommend internal viewing.

**Council Tax Band: C**



- Three Bedroom Detached Bungalow
- Sunny & Level Rear Garden
- Outskirts Of The Parish Of Kingswear
- Popular Semi Rural Location

- Modern & Efficient Electric Heating
- Ample Driveway Parking
- Recently Refreshed Throughout
- Viewing Is Highly Recommended



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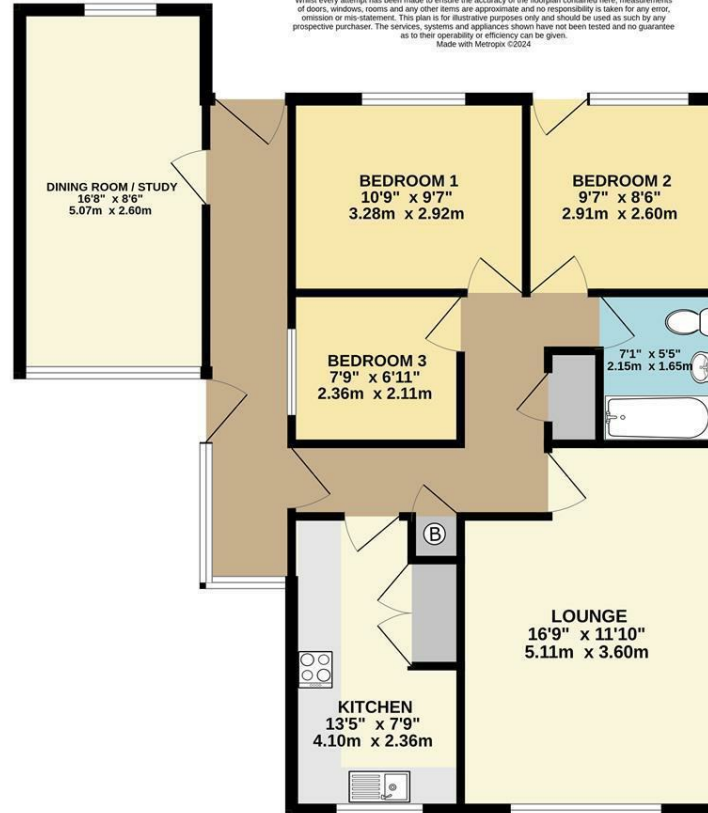
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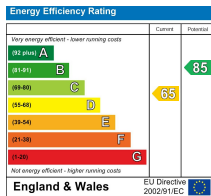
864 sq.ft. (80.3 sq.m.) approx.

TOTAL FLOOR AREA: 864 sq.ft. (80.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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



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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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