



70 Windmill Close, Brixham, Devon, TQ5 9SQ
Freehold Bungalow - Semi Detached
Asking Price £350,000

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

Don't miss out on this fantastic opportunity to purchase a fully modernised smart bungalow situated close to Brixham's town centre in a peaceful cul-de-sac, just moments away from the harbour and local amenities. This property offers easy access to all that Brixham has to offer, with a CoOp on Great Rea Road and the Brixham Leisure Centre nearby, making it incredibly convenient.

Located on the sought-after 'Berry Head' side of Brixham, this home is perfect for those who enjoy coastal walks and the Rugby Club. You can easily access these attractions via the pedestrian cut-through past Roseacre Terrace at the end of the cul-de-sac.

Inside, the property features a spacious and bright lounge with an open outlook to the front. There are two generously sized bedrooms, with the master bedroom benefiting from built-in storage. The fully modernised kitchen and shower room are flooded with natural light. The sleek white shower room includes a spacious walk-in shower cubicle, low-level flush WC, and wash hand basin. The kitchen offers ample storage space with plenty of wall and base units, and there's also a convenient utility room behind the garage, ideal for extra white goods.

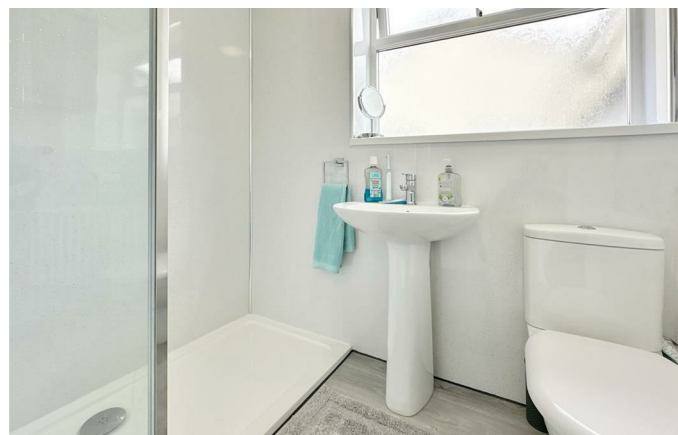
Outside, there's a good-sized block-paved driveway providing parking for up to three cars, along with a substantial garage measuring 6.0m x 2.44m. The garage has a courtesy door to the rear garden, and there's an adjoining utility room complete with a sink unit, all equipped with power, light, and water. The south-facing back garden receives plenty of sunlight and is designed for low maintenance, featuring raised planting beds that make general garden upkeep much easier.

Council Tax Band: C



- Semi Detached Bungalow
- Vastly Improved & Fully Modernised
- Large and Light Lounge
- UPVC Double Glazing & Gas Central Heating

- Popular Level Cul-De-Sac
- South Facing Rear Garden
- Large Garage & Driveway Parking
- Ready To Move In & Enjoy

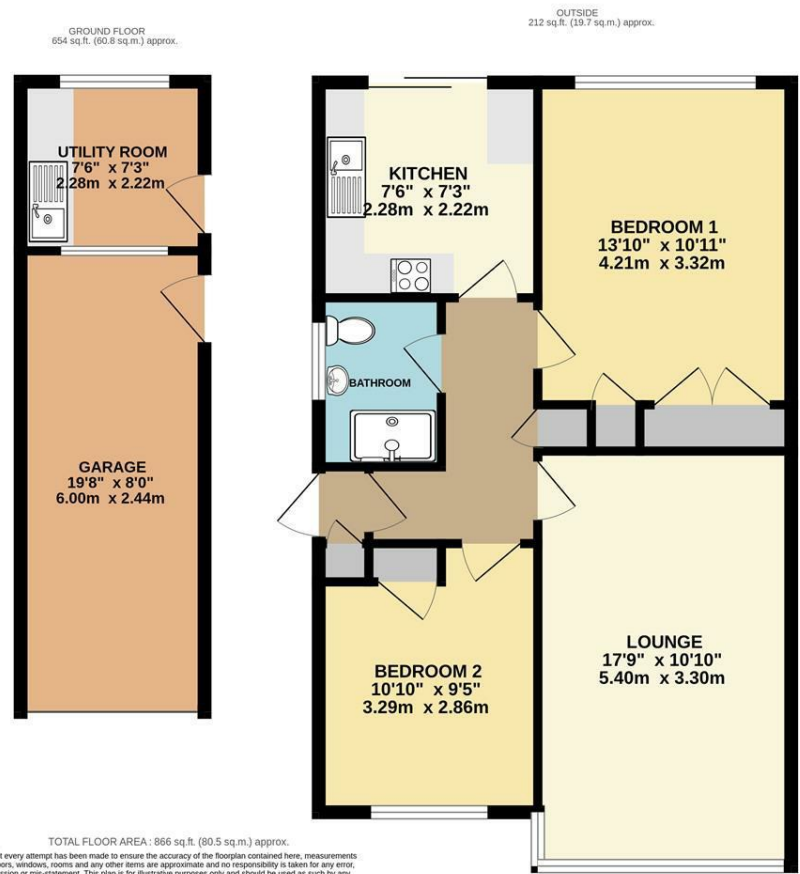


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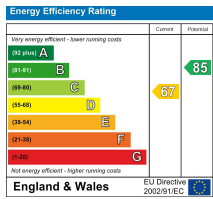


TOTAL FLOOR AREA : 866 sq.ft. (80.5 sq.m.) approx.

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



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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