



3 Weston Close, Brixham, Devon, TQ5 9JX
Freehold Bungalow - Semi Detached
£289,950

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

We are delighted to offer this superb three/four-bedroom semi-detached dormer bungalow to market, which is complete with a sunny, South-facing rear garden, ample off road parking, detached garage and is ideally situated in a desirable residential area.

Entering the property, you'll be welcomed via a porch and entrance hall into a cosy living room which is well styled and perfect for unwinding, in front of the open fire. The fitted kitchen, to the rear of the ground floor, offers contemporary appliances and ample cupboard space, with access out to the garden via a rear porch. Additionally, on the ground floor there is a large double bedroom to the front, and a separate dining room (that could alternatively serve as a fourth bedroom if required) with french doors opening out to the back. There is also a very stylish & centrally positioned family bathroom. Upstairs, you'll discover two light-and-bright bedrooms including the stunning master, which is very well presented and enjoys a lovely open aspect towards town. There is also a central landing/office space which is ideal for remote work.

The property boasts both front and rear gardens, providing ample opportunity for outdoor relaxation. The private rear garden is landscaped and mostly laid to lawn, with a handy pathway flanking the rear of the property and a very pretty stone bank; separating the property from the adjacent allotment. Enclosed by walls and fencing, the garden offers security and privacy, with flower beds and well established shrubs adding natural beauty to the surroundings.

The driveway offers ample parking space for multiple vehicles and campervan etc, complemented by a single garage - ideal for secure parking or additional storage needs as well as a separate store behind.

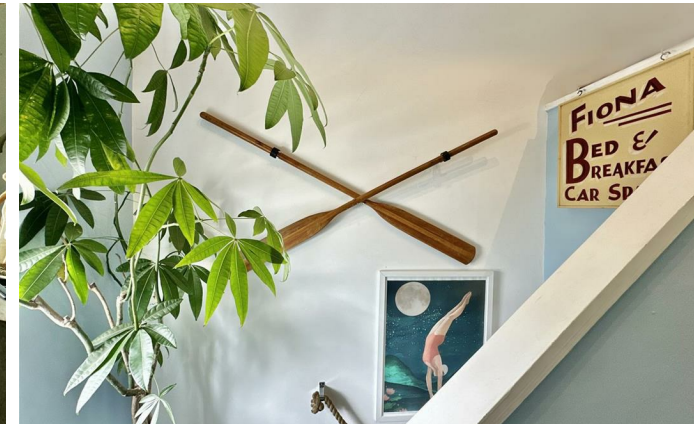
Moreover, the property benefits from uPVC double glazing and gas central heating. For those seeking even more space, planning application (P/2014/0313) has been granted for the formation of a 1½ storey extension to the south-east elevation of the property, along with a single-storey extension at the rear all of which adds extra flex to an already very versatile home.

Council Tax Band: C



- Versatile 3/4 Bedroom Dormer Bungalow
- Well Presented Throughout
- Very Sunny South Facing Rear Garden
- Gas Central Heating & UPVC Double Glazing

- Central & Convenient Location
- Driveway Parking & Garage
- Planning Approved For Further Development
- 15 Minute Walk To Town & Harbour Areas



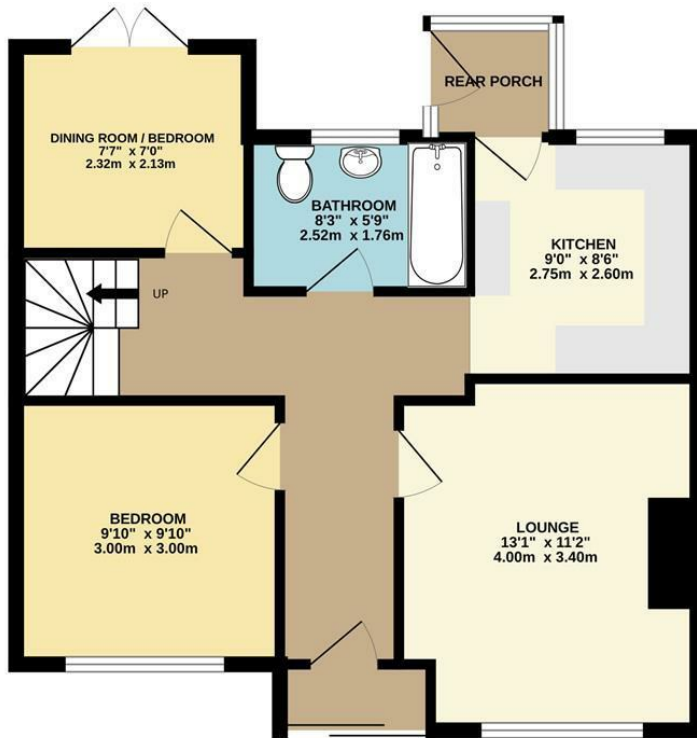
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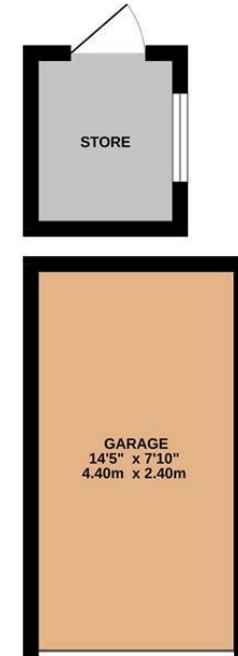
GROUND FLOOR
581 sq.ft. (54.0 sq.m.) approx.



1ST FLOOR
346 sq.ft. (32.1 sq.m.) approx.



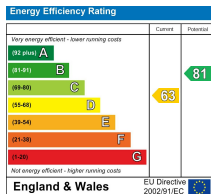
OUTSIDE
150 sq.ft. (14.0 sq.m.) approx.



TOTAL FLOOR AREA : 1077 sq.ft. (100.1 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



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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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