



Magnolia Knick Knack Lane, Brixham, TQ5 9LW  
Freehold Bungalow - Semi Detached  
Asking Price £245,000

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Magnolia, positioned just above the quaint Knick Knack Lane, offers a delightful view of the surrounding area, including sights of St. Mary's Church and the Southdown Hills. This lovely location is perfect for leisurely walks into town or up to St. Mary's Square, where you'll find handy local shops like Spar with a Post Office, a friendly pub, and convenient eateries.

Inside, Magnolia impresses with its meticulous presentation and attention to detail. From the inviting oak floors to the modern kitchen and conservatory, every aspect of this cottage-style bungalow exudes warmth and charm. A visit is essential to fully appreciate the unique character and appeal of Magnolia.

Upon entering, you'll find a spacious and light entrance porch leading to a welcoming hallway adorned with oak wood flooring. The lounge area, bathed in natural light from a PVCu double glazed window, offers a serene atmosphere, complemented by thoughtful touches. The adjacent kitchen boasts ample storage and contemporary features, seamlessly connecting to the stylish conservatory, perfect for enjoying garden views.

Magnolia features two double bedrooms, each with its own distinctive character. The primary bedroom enjoys the same captivating views as the lounge, while the second bedroom features a charming square bay window, adding character to the space. The well-appointed bathroom ensures comfort and convenience with its power shower and modern fixtures.

Outside, the property boasts attractive cottage-style gardens with mature shrubs and planting borders. The raised patio area and low-maintenance landscaping provide a perfect retreat for relaxation and outdoor enjoyment. With additional storage space and convenient access to the rear, Magnolia offers comfortable living in a serene setting, ideal for those seeking a peaceful retreat within reach of urban conveniences.

**Council Tax Band: B**



- Cottage Style Bungalow
- PVCu Double Glazing
- Good Size Kitchen
- Country Cottage Style Gardens & Views

- 2 Double Bedrooms
- Spacious Living Room
- Well Built Conservatory
- Ideal Retirement Retreat



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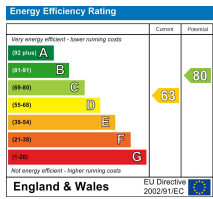


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Current EPC Rating: D



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