



21 Wall Park Close, Wall Park, Brixham, TQ5 9UN
Freehold Bungalow - Detached
Asking Price £575,000

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

A fantastic opportunity to purchase a very desirable detached bungalow, enjoying arguably one of the best positions along the road with its slightly higher elevation above the neighbouring properties. Situated in a highly sought after cul-de-sac, the location is perfect for those wanting to be close to the hustle and bustle of this busy little port town yet in a more tranquil setting with the stunning countryside found at the Berry Head Nature Reserve in the opposite direction.

This detached bungalow boasts wonderful views across the outer harbour and beyond to Torbay. These views can be enjoyed from all of the main reception areas, including the kitchen and dining room. An integral garage and a generous under-house workshop, the property offers great further scope if required.

The property features spacious, light, and airy rooms. The living room is a great size and enjoys the stunning views, with direct access onto the sizeable balcony overlooking the garden and the magnificent coastal scenery. Adjacent is the modern, recently fitted kitchen, finished in a smart contemporary style with matt blue wall and base units and sleek worktops. The dining area is nearby, a perfect spot for entertaining, with opening windows to allow the fresh sea breeze through while enjoying the coastal panorama. There are three bedrooms: two good-sized doubles and a smaller third single bedroom, which could be used as a home office with its stunning views. There is a spacious shower room with WC adjacent to the main bedrooms.

The gardens are perfectly orientated to enjoy the afternoon and setting sun, with the sunset visible on the horizon due to the clear open rear aspect. The front garden is mainly laid to lawn with pretty flower-planted borders adding an array of colour and framing the property beautifully from the road. There is a good-sized driveway leading to the garage.

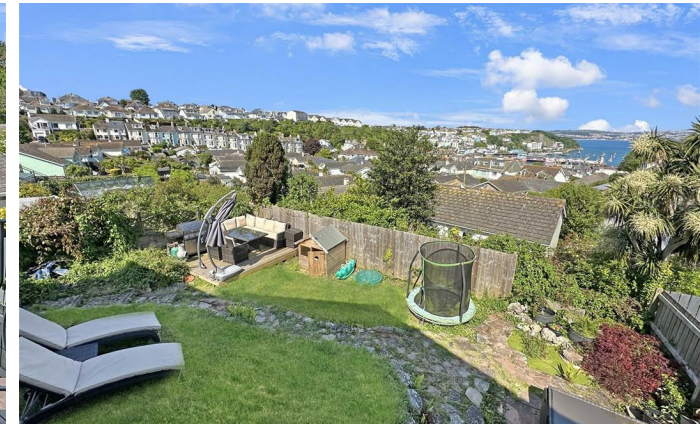
Beneath the property is a generous workshop (3.80m x 3.22m - main area) with good head height and further under-house storage easily accessible. Throughout, the property benefits from good natural light and a very welcoming feel.

Council Tax Band: E



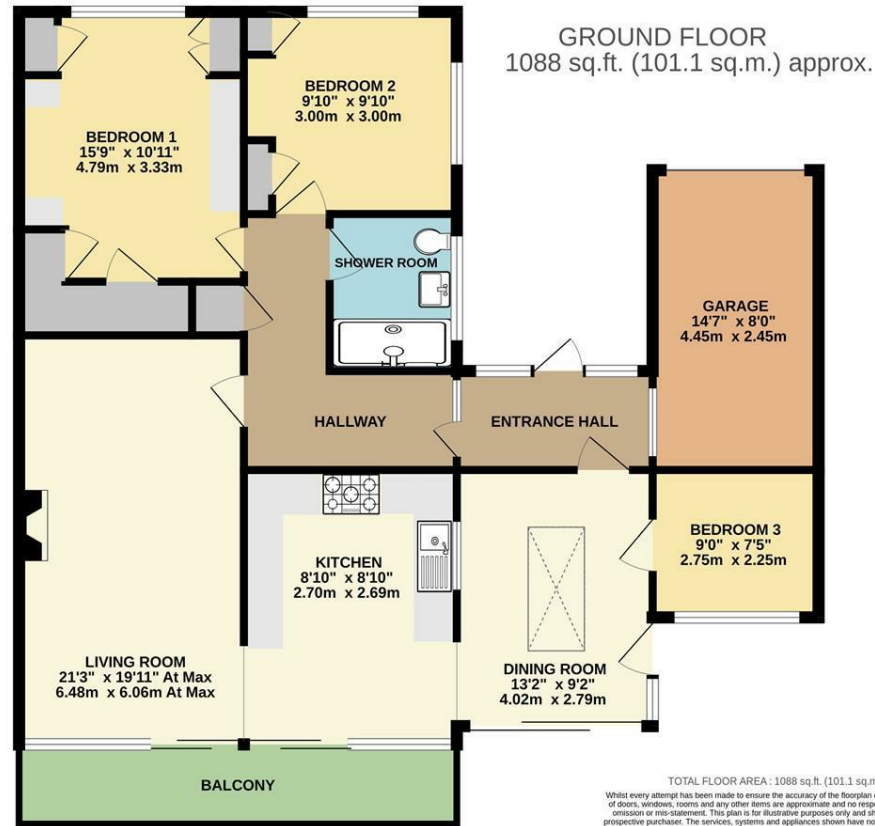
- Very Desirable Location
- Spacious Accommodation
- Good Size Outside Spaces
- Modern Fitted Kitchen

- Stunning Coastal Views
- Sunny Aspect
- Under House Storage
- Spacious Lounge and Dining Room





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Current EPC Rating: D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92-100) A		
(81-91) B			80
(69-80) C			
(55-68) D		55	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			

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