



4 Laywell Close, Brixham, Devon, TQ5 0DN
Freehold Bungalow - Semi Detached
Asking Price £300,000

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

Located in a quiet and popular cul-de-sac, this charming extended bungalow has a lot to offer. The area is popular with those wanting to be near the town yet enjoy a semi-rural setting with green hill views and open spaces. The small hamlet of St Mary's is just a brief walk away, offering a useful Spar shop with a sub post office, eateries, and pubs. Brixham town centre isn't far either, boasting a fantastic collection of restaurants, bars, shops, and more.

Inside the property, you'll find very spacious accommodation including excellent-sized living spaces and generous bedrooms. There is a double bedroom on the ground floor with a garden room off it, a spacious dining area, and a lounge area. The large kitchen breakfast room is perfect for family meals, and there is also a convenient downstairs shower room. Upstairs, you will find a large double bedroom with an en-suite bathroom, providing privacy and comfort.

Outside, the plot is a fantastic size and slightly elevated, offering great views while still allowing easy entry from the drive into the kitchen without big steps. There is ample parking, a fantastic-sized workshop garage, and a good-sized garden shed for gardening enthusiasts. The beautifully landscaped back garden is perfect for gardeners, pets, and children alike, with many places to explore, relax, and enjoy complete privacy with open views in the distance.

The garden has been thoughtfully planted and designed, featuring various seating areas ideal for al-fresco dining or just soaking up the sun from the open southerly aspect. A path leads you through the different sections of the garden, making it a delightful space to spend time in and enjoy the outdoors.

The property is offered chain-free with vacant possession and benefits from gas central heating and mostly new PVCu double glazing. It has been well cared for and maintained, providing an excellent blank canvas thanks to its historic extension. This home is perfect for easy retirement living or as a family home that can grow with you.

Council Tax Band: C



- Quiet, Popular Cul-de-Sac Location
- Large Kitchen Breakfast Room
- Fantastic-Sized Workshop Garage
- Open Views from Slightly Elevated Plot

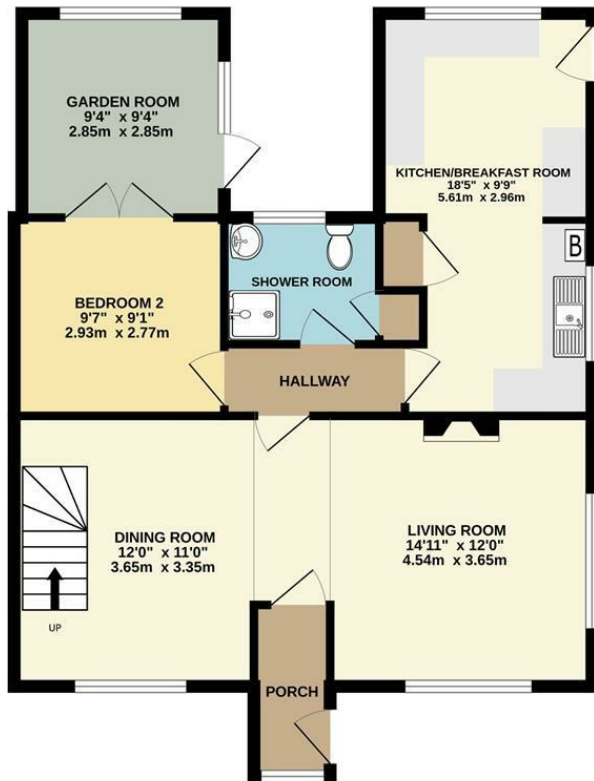
- Spacious Extended Bungalow
- Generous Bedrooms with En-suite Bathroom
- Beautifully Landscaped, Private Garden
- Chain-Free with Vacant Possession





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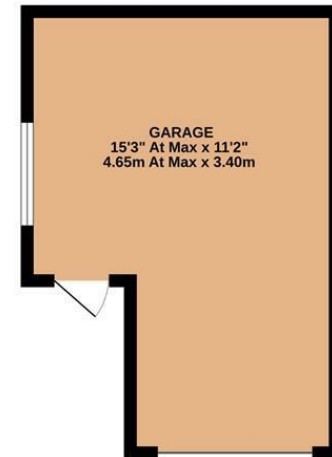
GROUND FLOOR
754 sq.ft. (70.1 sq.m.) approx.



1ST FLOOR
414 sq.ft. (38.4 sq.m.) approx.



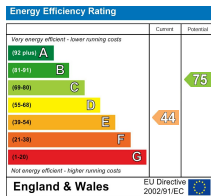
GARAGE
247 sq.ft. (23.0 sq.m.) approx.



TOTAL FLOOR AREA : 1415 sq.ft. (131.5 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: E



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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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