



11 Summerlands Close, Brixham, TQ5 0EA
Freehold Bungalow - Detached
Asking Price £365,000

boycebrixham
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Located in a quiet cul-de-sac of Summerlands Close, this detached split-level bungalow offers a serene lifestyle with open views towards Southdown Hill. Local shops on Summercourt Way are conveniently nearby, and Brixham's charming town and harbour are just 1.5 miles away. This superbly presented home enjoys the peace and quiet of its surroundings while remaining close to essential amenities.

Inside, the property is meticulously maintained and features a spacious lounge with a picture window providing delightful views of the hills. The modern kitchen boasts integrated appliances and stylish cream gloss units with quartz effect worktops. The main floor also includes a large, contemporary shower room with a rainfall shower. The top floor houses two generous bedrooms, with the principal room offering built-in wardrobes and panoramic views.

The exterior of the bungalow is just as impressive, with a beautifully landscaped back garden that includes a large patio area, a central lawn, a decked area, and stunning flower beds. The front of the property features driveway parking and gated access to the rear. The garden's various sections create perfect spots for relaxation and outdoor entertainment, enhanced by mature plants, shrubs, and even a Japanese zen garden.

Energy efficiency is a key feature of this home, equipped with solar panels on the front elevation that help reduce energy costs. There is also a smart ensuite WC to the guest suite. These additions make the home not only comfortable but also practical for modern living.

The lower level of the bungalow offers a potential annex accommodation, with it's own front door making perfect for a dependent relative, older child, or as an Airbnb rental. This open-plan space features living, dining, and bedroom areas with French doors leading to the back garden, ensuring privacy and independence. With ample storage and modern amenities, this annex provides versatile living options.

Council Tax Band: D



- Immaculate Detached Home
- Annex Accommodation
- 3 Spacious Bedrooms
- Quiet Cul De Sac With Open Views

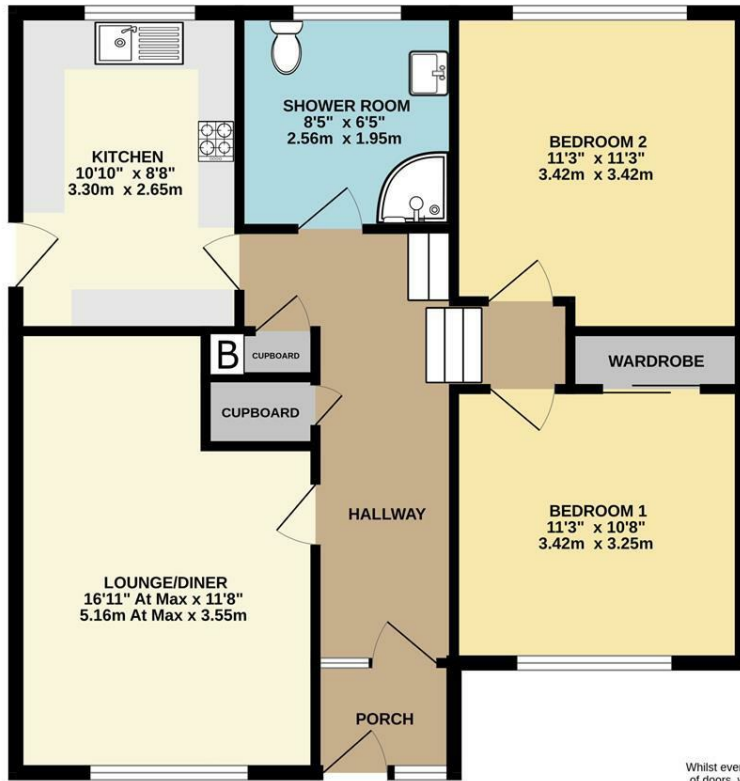
- Super Energy Efficient
- Good Option For Extra Income
- Stunning Gardens



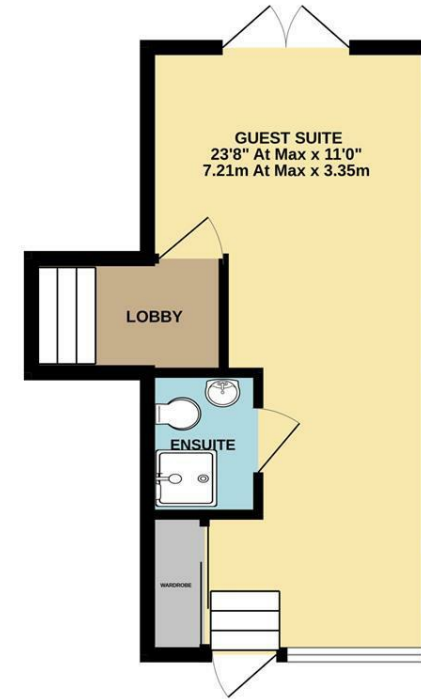


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ENTRANCE FLOOR
788 sq.ft. (73.2 sq.m.) approx.



GROUND FLOOR
280 sq.ft. (26.0 sq.m.) approx.



TOTAL FLOOR AREA : 1068 sq.ft. (99.2 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: B

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B		84	88
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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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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