



3 Ferrers Green, Churston Ferrers, Brixham, TQ5 0LF  
Freehold Bungalow - Detached  
Asking Price £375,000

**boyce**brixham  
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An excellent opportunity to purchase a three-bedroom detached bungalow, enhanced by a rear extension that creates a versatile layout with additional accommodation beyond the original design. This spacious bungalow features well-proportioned bedrooms, including an en-suite to the main bedroom, a separate family bathroom, and a WC, making it more than capable of accommodating a full household.

The generously sized living room opens out into both the rear garden and the spacious kitchen-diner. There is a sunroom at the rear, which connects to the pitched roof extension, where you will find a large bedroom or a formal dining room if preferred. Off this space is a useful store room, which could easily be converted into an en-suite shower room if required or returned to the garage for more substantial garage space.

The property also benefits from a good-sized driveway leading to the garage. The front garden is mainly laid to lawn for ease of maintenance and includes mature planting including a Torbay palm.

The secluded rear garden is of a generous size, featuring a patio area with raised planting beds to the side and a path that leads to the garden's base. The rear gardens are mainly laid to lawn with mature shrub borders.

Ferrers Green is a small collection of properties around a central green area, located in the highly sought-after village of Churston Ferrers. The property enjoys easy access to a regular bus service, connecting to the nearby towns of Brixham and Paignton. The area is also renowned for its proximity to some of Torbay's finest seaside locations, including the wonderful Broadsands Beach, Churston Golf Club, and the South West Coastal Path with its dramatic coastal vistas.

The property does require modernisation but has been stripped clean and clear, offering a blank canvas for the new owners to personalise according to their own requirements and specifications. There is a modern gas condensing boiler, and the property benefits from double glazing.

**Council Tax Band: E**

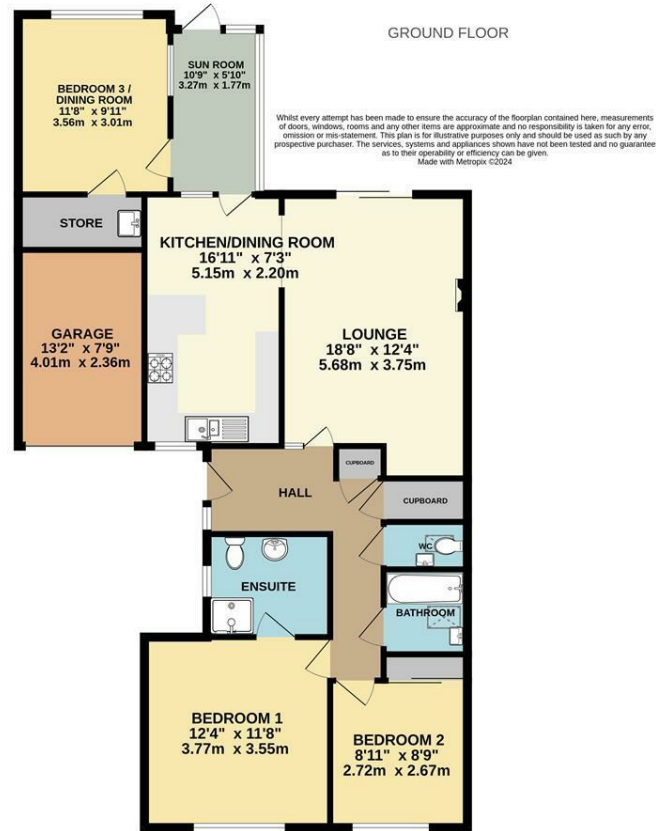


- 3 Bed Detached Bungalow
- Spacious Kitchen Diner
- Family Bathroom, En Suite Shower & Sep WC
- Good Size Gardens
- Extended To Rear
- Good Size Living Room
- Long Driveway & Garage
- Chain Free But Awaiting Grant Of Probate





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Current EPC Rating:

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(91-100) <b>A</b>			
(81-90) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
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.