



14 Maple Close, Higher Brixham, Brixham, TQ5 0DX  
Freehold Bungalow - Detached  
£355,000

**boyce**brixham  
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This superbly presented three bedroom detached bungalow enjoys a light and bright position within a quiet cul-de-sac location. The town centre and harbour are just over a mile away, with bus services available nearby at both Chestnut Drive and Milton Street. Very useful local shops at St Marys Square (less than half a mile away) includes a Spar with sub post office, popular pub and Indian takeaway. Access in and out of Brixham is quick and direct avoiding central traffic.

The property itself has recently undergone a full transformation inside, with our vendors creating a stylish and modern spacious family home. With access into the property from either side, there is an impressive entrance hall from the right-hand side, with covered side access to the detached garage on the left. The accommodation is sensibly laid out with the three double bedrooms to the front, and the living accommodation and kitchen set to the rear. The living room is arranged with a lounge area overlooking the garden with a dining area set more centrally to the property. The three bedrooms are all beautifully presented, all are good size double bedrooms and are all light and bright. The slightly smaller third bedroom is currently utilised as a dressing room but could easily accommodate a double bed if required. The kitchen is a stylishly chosen, contemporary space with good quality appliances, and ample worktop and storage space. The property is serviced by a very impressive family bathroom, adorned by rustic style tiles giving a definite feeling of calm!

Outside, the frontage is very versatile and low maintenance, with two driveways either side of the property offering ample parking for four cars (two in tandem each side) flanking a spacious gravelled area offering further off road parking if required. The rear garden enjoys a very sunny south facing aspect which is elevated from the property and very private. The space is sunny all day and enjoys a very pleasant 'green' outlook over Chestnut and towards Torbay. Our vendors have cleverly landscaped the garden to create a modern and stylish timber deck - perfect for socialising in warmer months and safely surrounded by some sleek glass balustrade. Adjacent to the deck, there is a generous lawned area - useful for pets and clothes drying.

This high quality detached property exudes a definite feeling of calm, and the quality of the renovation works recently undertaken will further add peace of mind to a new buyer. The property enjoys UPVC double glazing, gas central heating (new system inc boiler installed 2022) and internal viewing is highly recommended!

**Council Tax Band: D**



- Three Bedroom Detached Freehold Bungalow
- Spacious Living Accommodation
- Set In A Quiet Cul-De-Sac Location
- Plenty Of Off-Road Parking & Garage

- High Quality, Stylish Presentation
- Recent Kitchen, Bathroom and Heating System
- Fantastic Rear Garden With New Deck
- Close To Local Shops & Bus Route



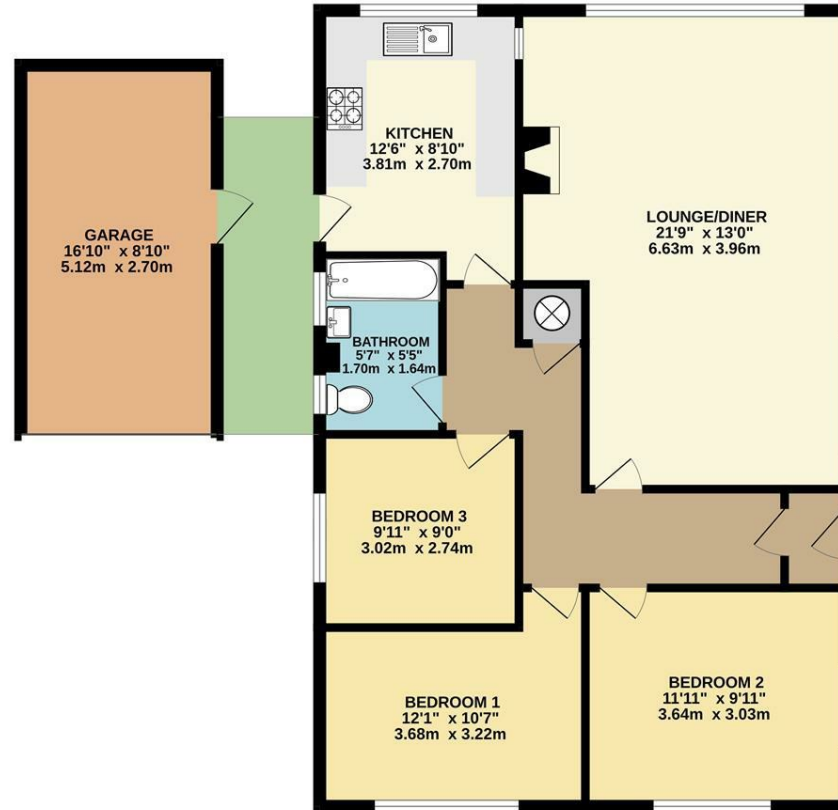




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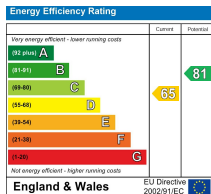


GROUND FLOOR  
1012 sq.ft. (94.1 sq.m.) approx.



TOTAL FLOOR AREA: 1012 sq.ft. (94.1 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: D



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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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