



139 North Boundary Road, Brixham, TQ5 8LA  
Freehold Bungalow  
£295,000

**boyce**brixham  
email [property@ljboyce.co.uk](mailto:property@ljboyce.co.uk) call 01803 852736



With NO ONWARD CHAIN, we are delighted to offer this generous sized link-detached bungalow to the market. Situated in a desirable part of the town with easy, level access to the bus service and to the convenience shops at Pillar Avenue including mini-supermarket, newsagents, DIY store, popular pub and a hairdressers. This area is very popular with those seeking a convenient spot with walks at Battery Gardens and the beaches at Churston and Elberry Cove, as well as easy access in-and-out of Brixham without venturing onto the main road.

Internally the property is spacious, light, and bright, which is immediately apparent from the good size entrance hall - perfect for outdoor wear with ample storage and space for a home office arrangement etc. The kitchen is a larger than the average bungalow in this area and offers great versatility with the lounge perfectly situated just off. The kitchen enjoys plenty of worktop and cupboard space, along with an integrated electric hob and ample space for a fridge freezer etc. The lounge, central to the property, is again of a generous size, light and bright and boasts a large conservatory just off, opening out through French doors to the rear garden and taking in the beautiful, uninterrupted views of the fields behind. There are two decent size bedrooms which are serviced by the main bathroom.

Outside, the property has a low maintenance block paver driveway laid to create a good size parking space for 2 vehicles side-by-side. The rear garden is a very sunny space, mostly laid out patio for ease-of maintenance and flanked by some colourful borders. There is a garden shed/workshop and a further covered area for added versatility. The views of the fields are worth particular note - great for those who enjoy watching wildlife with an impressive array of birds being regularly present.

The property enjoys gas central heating, UPVC double glazing throughout and is offered to the market with NO ONWARD CHAIN.

**Council Tax Band: C**



- Spacious Bungalow
- Uninterrupted Views Of Fields Behind
- Ample Off Road Parking
- A Very Light-And-Bright Property

- Very Popular Level Location
- Two Bedrooms, Two Reception Rooms
- Close To Shops and Bus Route
- Offered With No Onward Chain



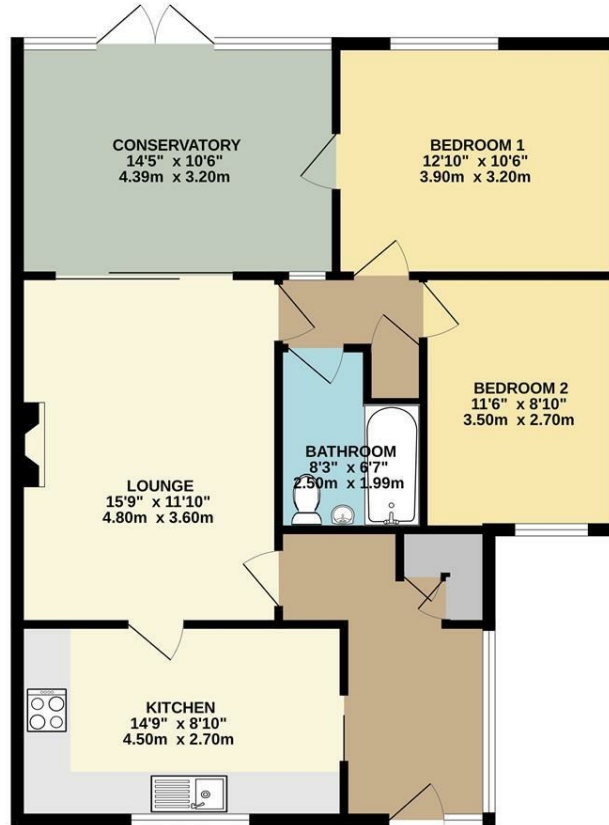




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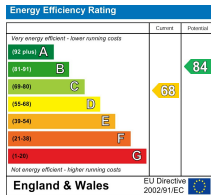
GROUND FLOOR  
874 sq.ft. (81.2 sq.m.) approx.



TOTAL FLOOR AREA : 874 sq.ft. (81.2 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: 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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