



33 Gollands, Brixham, TQ5 8JY  
Freehold Bungalow - Semi Detached  
Offers In Excess Of £325,000

**boyce**brixham  
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Located in a level area near the sought-after Furzeham area, with its great open spaces, parks, woodland, and coastal walks all easily accessible on foot. The area will also appeal to those wanting to be near a bus service and with the convenience of shops on the doorstep. There is a handy local store with a sub post office available on the adjacent road. In the opposite direction, the Trawler pub, cricket club, mini supermarket with a sub butcher, newsagent, handyman store, and hairdresser are all less than a 5-minute level walk away.

The property has been vastly improved by the current owners and benefits from nice, easy, low-maintenance level gardens. The front garden is mainly laid with a mixture of paving slabs and gravel borders, with various mature shrubs and bushes adding an array of colour and framing the property beautifully. The driveway is a good size and leads to a spacious garage. The rear garden is mainly laid to patio, with ample space for al fresco dining. There is also a greenhouse, useful garden store, and a swing seat perfectly positioned to enjoy the evening setting sun.

As you enter the property, an excellent-sized entrance hallway provides a good amount of space for those seeking to store outdoor wear and greet guests. The principal living room is generously sized, enjoys lots of natural light, and has an aspect over the front garden. There is a concealed chimney stack for those wanting a fireplace. The kitchen, located at the rear, is an excellent-sized room, having been extended. It benefits from a good-sized central island, ideal for families and entertaining. The kitchen will prove popular with keen cooks and those who like to entertain. Included in the sale is the spacious American-style fridge freezer, new in 2019, the dishwasher, also new in 2019, and washing machine.

There are three bedrooms, two doubles and one single. The main bedroom has ample built-in storage. The property benefits from a very spacious shower room with a large walk-in shower cubicle. Additional benefits include PVCu double glazing and a modern gas combi boiler, installed in 2018 and serviced annually. The flat roof was replaced in 2018 and comes complete with a 35-year warranty.

The vendors are happy to include all carpets, curtains, blinds, and light fittings in the sale.

**Council Tax Band: C**



- 3 Bedrooms
- Kitchen Diner
- Convenient Location
- Immaculately Presented Throughout
- Spacious Living Room
- Level Gardens
- Driveway & Garage
- Vendors Have Found A Chain Free Property



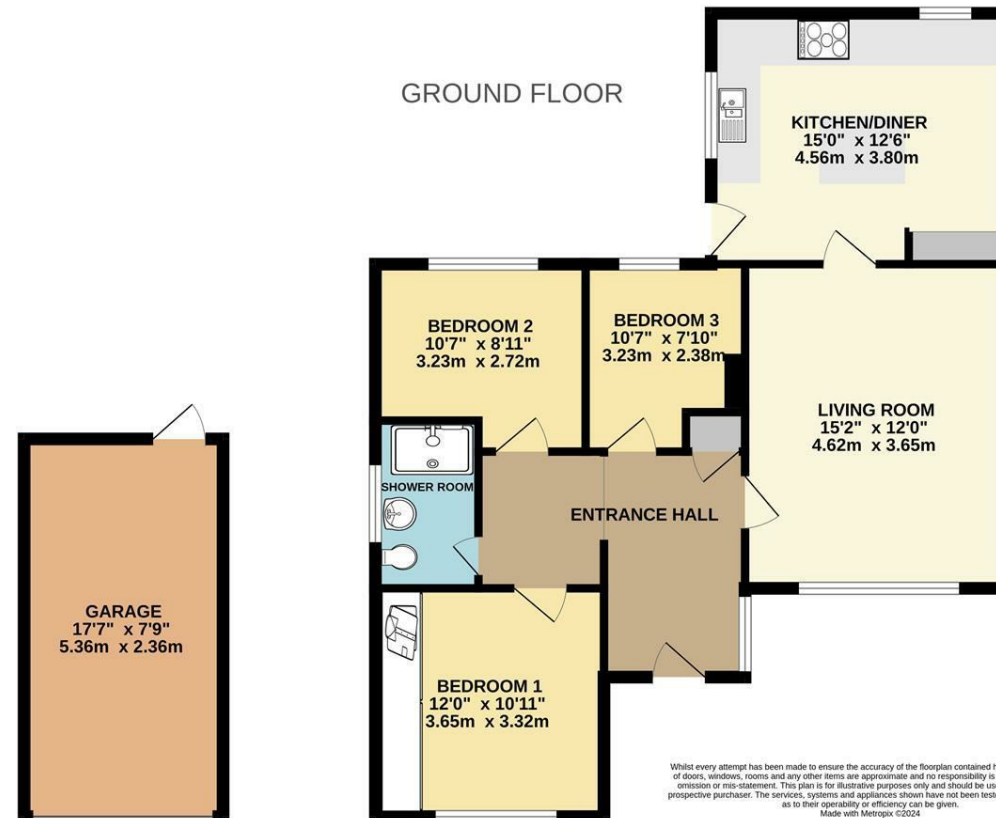
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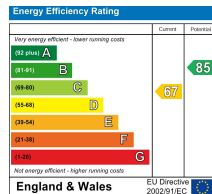








Current EPC Rating: D



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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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