



11 Westover Close, Brixham, Devon, TQ5 9SP  
Freehold Bungalow - Semi Detached  
Asking Price £335,000

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



A superbly presented SEMI-DETACHED bungalow set on a quiet cul-de-sac in well-regarded residential area, very close to excellent primary and secondary schools and close to amenities aswell. Set on a generous sized plot, the property has been extended to the rear to incorporate a modern kitchen dining room.

The location is perfect for those wanting quick easy access to Berry Head Country Park, the Harbour and Marina. There is a bus service to hand if required. Immediately around the corner there is a very handy CoOp which is perfect for those every day essentials. As well as the schools, there is an indoor swimming pool, leisure centre and Brixham rugby club with Astley Park behind, all within a short walking distance.

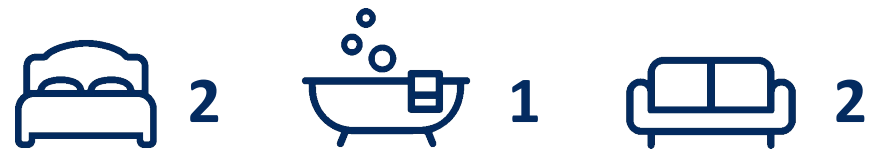
Entering in through a spacious entrance hallway which leads to all the principal accommodation, the light-and-airy feel is immediately apparent. To the front is a very good sized lounge adorned with new carpets and enjoying a pretty outlook over the front. There is also the main bedroom to the front, again overlooking the front, West facing aspect. The second bedroom is currently arranged as a home office and makes for a very versatile room, again light-and-bright and boasting direct access out to the rear garden. There is a particularly large utility room, which is very well presented with worktop space, cupboards and under-counter space for the white goods.

To the rear of the property there is a superb dual-aspect kitchen dining room, comprising a stylish and modern fitted kitchen with ample worktop space (including breakfast bar divider), plenty of cupboards and an impressive gas cooker set centrally. There is plenty of space for a fridge/freezer and a dining setup in front of the french doors, opening out to the rear garden. A spacious and good quality family bathroom services the property from it's central position.

Outside, to the front there is a pretty, well established front garden, flanked by a lengthy driveway - enough for three cars (parked in tandem). There is also plenty off street parking available for guests. To the rear, there is a lengthy back garden, which is wonderfully level and bathed in sunshine. There is a garden shed and a versatile store/workshop (which could now benefit from some remedial attention).

There is gas central heating throughout the property, as well as double glazed UPVC windows throughout. We highly recommend booking a viewing on this property to appreciate it's many appealing features.

**Council Tax Band: C**



- A Very Light-And-Bright Property
- Two Double Bedrooms
- Sunny Front and Rear Gardens
- Generous Sized Utility Room

- Stylish & Modern Kitchen Diner
- Spacious Semi-Detached Bungalow
- Convenient, Level Location
- Ample Off-Road Parking



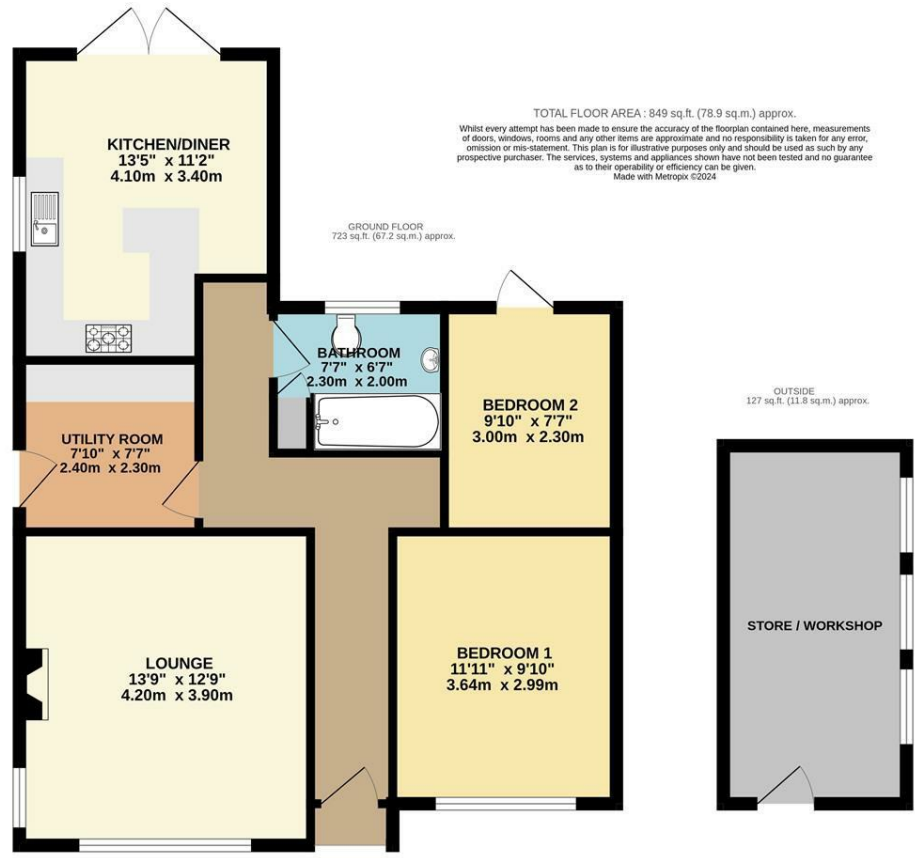
**boyce**brixham  
email [property@ljboyce.co.uk](mailto:property@ljboyce.co.uk) call 01803 852736



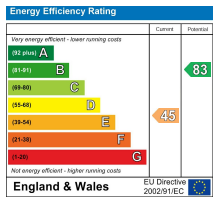


**boyce**brixham  
email [property@ljboyce.co.uk](mailto:property@ljboyce.co.uk) call 01803 852736





Current EPC Rating: E



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.