



Treetops, 5 Greenbank Road, Brixham, Devon, TQ5 9ND
Freehold Bungalow - Detached
£450,000

boycebrixham
email property@ljboyce.co.uk call 01803 852736

A rare opportunity to purchase a generous sized 3 bedroom detached bungalow located towards the end of a favoured residential cul-de-sac just a short, level walk to the town centre and harbour areas, whilst also enjoying easy direct access out of Brixham and beyond. The popular number 12 bus service is immediately to hand at the end of the road, and the Sainsburys local store is a very short walk away providing the everyday conveniences.

The property itself occupies a generous sized plot, tucked away towards the end of the cul-de-sac, with a pretty frontage, mostly laid to lawn and flanked by some colourful borders. Entering in to a light-and-bright entrance hall leading off to all the principal accommodation, the space on offer is immediately clear. There are three excellent sized double bedrooms, including two particularly generous ones enjoying pretty outlooks over the front and rear gardens respectively. The third bedroom is a very versatile space and naturally works very well as a study/home office, and all bedrooms boast some built in storage.

The main living accommodation is set to the rear of the property comprising a spacious lounge/dining room - serving as a real 'hub' of the home and being dual aspect takes in plenty of natural light. Just off is a lovely sun lounge, further adding to the living space and making for another versatile space to enjoy. The kitchen is a well considered space, with plenty of worktop and cupboard space and a large window overlooking the rear garden. The kitchen also gives access to the utility room and workshop/store area - formerly the original integral garage, the space has been cleverly adapted to better suit the property, making for a particularly large utility room, again with ample worktop space and plumbing for the white goods etc. Through to the workshop store area, with garage door to the front and light and power. The property is serviced by a good size family shower room, with extra sized shower and fresh white suite as well as a separate WC for added convenience.

Outside to the rear, the garden is very quiet, and very private - not overlooked and enjoying plenty of sunshine all day. There are well established borders with colourful shrubs, a mostly level lawn centrally and a useful area to the side which can be utilised as a new buyer sees fit. Also included is a handy garden shed for storing the garden essentials.

The property is serviced by gas central heating and UPVC double glazing throughout, making the property efficient to run. Viewing is highly recommended to appreciate the space on offer in this highly regarded cul-de-sac.

Council Tax Band: E



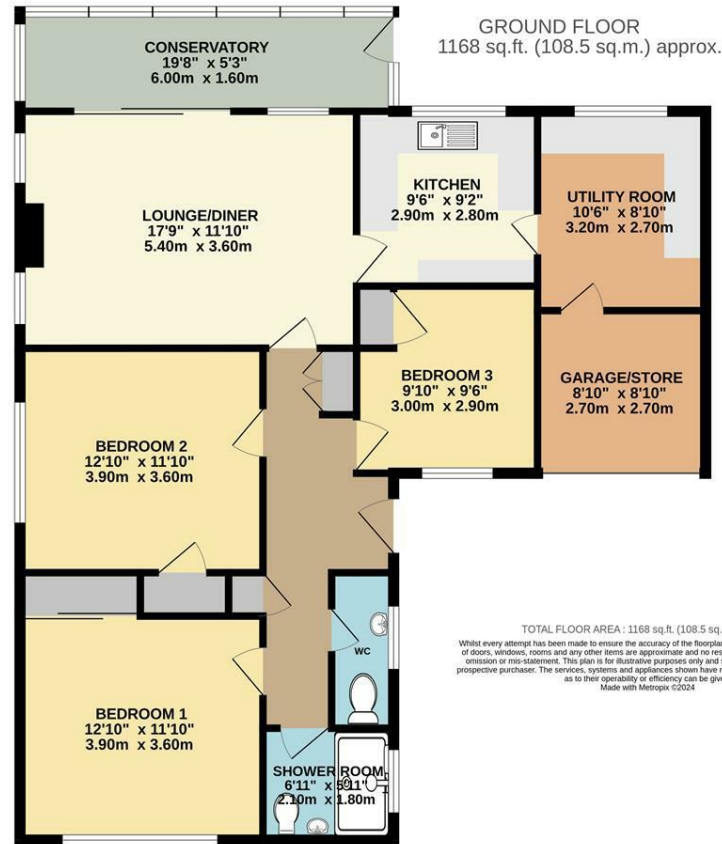
- Fabulous Detached Bungalow
- Spacious Living Accommodation
- Pretty Front and Rear Garden
- A Short, Level Walk To Town

- Three Double Bedrooms
- Set In A Quiet & Private Cul-De-Sac
- Driveway Parking & Garage/Store
- Very Well Presented Throughout





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GROUND FLOOR
1168 sq.ft. (108.5 sq.m.) approx.

TOTAL FLOOR AREA : 1168 sq.ft. (108.5 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:

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

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