



35 Mathill Road, Brixham, Devon, TQ5 0DP  
Freehold Bungalow - Semi Detached  
Asking Price £279,950

**boyce**brixham  
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This charming semi-detached bungalow is located in a convenient and pleasant spot, offering views across open fields to the front. The property is well-maintained, with a tidy and easy to care-for garden, making it ideal for those seeking a low-maintenance home in a peaceful yet convenient setting.

Inside, the bungalow is bright and airy, with generously sized rooms. The kitchen and living room both face south, allowing plenty of natural light to flood these spaces and offering views of the rear garden. The layout is practical and well-proportioned, providing a comfortable living environment.

Local amenities are within easy reach, with useful shops at nearby St. Mary's Square, including a Spar convenience store. The harbour is just a mile away, and public transport is conveniently available with a nearby bus service, providing easy access to surrounding areas.

The property benefits from gas central heating and PVC-u double glazing, ensuring warmth and energy efficiency. It is offered with immediate vacant possession, meaning there are no upward chains or delays, making it an ideal option for those looking for a quick and straightforward move.

Upon entering, the covered porch leads into a spacious L-shaped entrance hallway, which opens into the generous living room. A large picture window overlooks the rear garden, creating a bright and welcoming atmosphere. There is ample space for both living and dining furniture, and a central fireplace serves as a focal point in the room. The well-equipped kitchen offers plenty of cupboard space, practical worktop areas, and direct access to the rear garden.

The bungalow offers two double bedrooms at the front, including a large master bedroom with built-in double wardrobes. The front of the property enjoys scenic open views across the neighboring fields. A smaller second bedroom provides flexible accommodation for guests or as a study. The spacious shower room features an inset sink and WC, completing the functional layout of the home.

Externally, the property benefits from a low-maintenance gravelled front garden with mature shrubs and bushes, as well as ample off-road parking. There is an attached garage with power and light, featuring an additional door into the rear garden and a window to allow natural light. The rear garden is a private, south-facing sun trap, providing a peaceful retreat to enjoy the outdoors in comfort. Overall, the property is well-presented, move-in ready, and an ideal choice for those looking for a practical and comfortable home.

**Council Tax Band: C**



- Smart Level Bungalow
- Easy Low Maintenance Gardens
- Gas Central Heating & PVCu Double Glazing
- Bus Service To Hand

- Light & Bright Spacious Rooms
- Long Driveway & Garage
- South Facing Sun Trap Rear Garden
- Chain Free With Vacant Possession



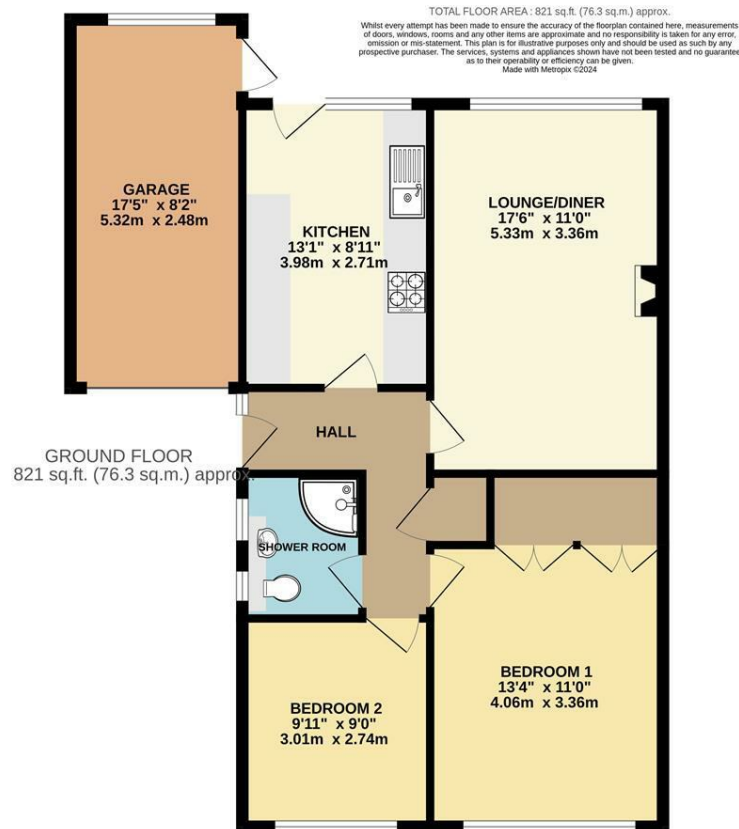
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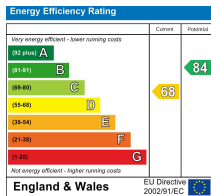








Current EPC Rating: D



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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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