



9 Orchard Close, Brixham, TQ5 9QA  
Freehold Bungalow - Terrace  
£244,950

**boyce**brixham  
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This easily run two-bedroom linked bungalow is situated in a central location towards the Berry Head side of town, offering a level position that ensures convenience and comfort. The property is ideally located, with the local Castor Stores just around the corner, making daily errands a breeze. Public transport is easily accessible with a bus route nearby, and both the town centre and the harbour are less than a mile away. The stunning coastal scenery of Berry Head is also close at hand, providing an exceptional setting for those who enjoy nature and outdoor pursuits.

The bungalow offers well-proportioned accommodation, perfect for a variety of lifestyles. The living space includes a spacious lounge/dining room, offering well-proportioned space for relaxation and entertaining. The kitchen is recently fitted with white wall and base units, complemented by timber-effect worktops, and comes with an integrated Bosch oven, gas hob, and overhead hood. Additionally, the kitchen has a utility cupboard through the porch for added convenience and storage. The home is further enhanced by a modern family bathroom with a white suite, including a paneled bath with mains shower above, a pedestal basin, and a close-coupled WC.

While the property is presented in excellent, move-in condition. Boasting a recently fitted gas-fired 'Ideal' combi boiler and double glazing, ensuring comfort and efficiency. The two bedrooms are generously sized, with the master bedroom offering a window to the rear garden, while the second bedroom is versatile for use as a guest room or home office. Our vendors have also enhanced the access into the loft space, making it easy to reach the particularly large loft - offering ample additional storage as required.

The easily maintained southerly-facing rear garden is a standout feature, offering a high degree of privacy and a peaceful outdoor retreat. The concrete paving adjacent to the bungalow creates an inviting space for outdoor seating, and broad timber steps lead up to a level grass area, ideal for relaxation or gardening. An outdoor store provides additional storage, making it easy to keep the garden tidy. The front garden, with its gated entrance and limestone chippings, enhances the bungalow's kerb appeal. The is ample on-street parking available, directly outside of the property's curtilage.

This bungalow is a fantastic opportunity for those seeking a comfortable, low-maintenance home in a central and convenient location. Whether you're a first-time buyer, looking to downsize, or seeking a peaceful retreat by the coast, this property provides it all!. Its proximity to the town centre, harbour, and scenic areas makes it a desirable choice for anyone looking to enjoy the best of both town and country living.

**Council Tax Band: B**



- Two Bedroom Bungalow
- Central & Convenient Location
- South-Facing Private Rear Garden
- Beautifully Presented Throughout

- Recently Improved Throughout
- Two Generous Sized Bedrooms
- Modern, High Quality Kitchen
- New Gas Boiler & UPVC Double Glazing

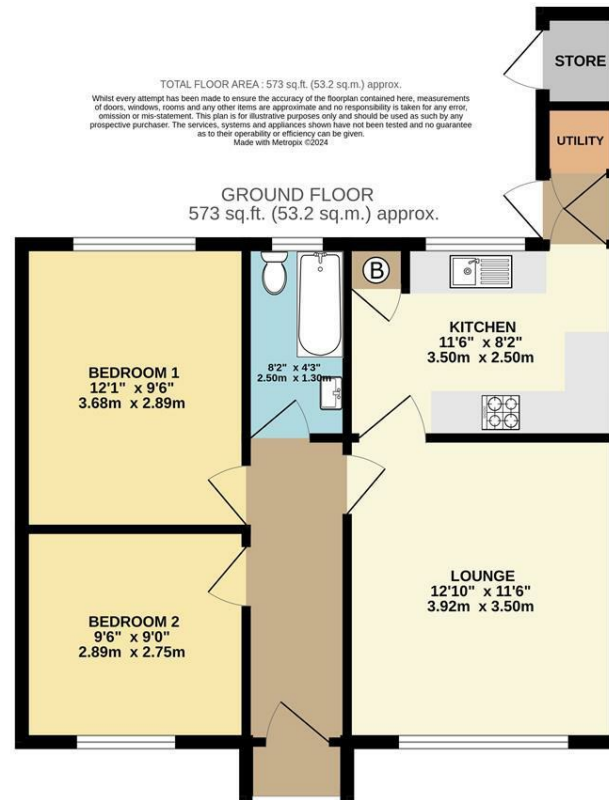


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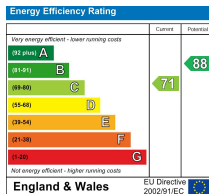








Current EPC Rating: C



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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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