



32 Marina Close, Brixham, Devon, TQ5 9BN  
Freehold Bungalow - Terrace  
Asking Price £269,950

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



This charming link bungalow is ideally located on the level in one of Brixham's most sought-after areas, near Berry Head. Nestled in a quiet residential neighbourhood, it is just under ¼ mile from the town centre and inner harbour, with convenient bus services nearby. The property is also close to the stunning coastal walks at Berry Head Country Park, Shoalstone, and the Breakwater.

Recently redecorated throughout, this bungalow has been completely modernised to a high standard, blending contemporary style with quality fittings. Notable improvements include PVCu double-glazed windows, an energy-efficient Kyros Rointe electric heating system, new flat roof (May 2025) and a Gledhill Boiler with mains pressure. The kitchen and bathroom have been stylishly updated, and the entire property features sleek, new flooring.

Entering through the front door, a porch with a utility cupboard provides space for a vented dryer and houses the Gledhill Pulsacoil Eco Boiler. A large store cupboard holds the meters, and an efficient Xpelair extractor is also installed. The spacious living room offers views of both the front and rear gardens, with a stable door leading out to the rear. This well-proportioned room allows for comfortable living and dining areas, offering seamless access to the kitchen.

The kitchen is designed with a fresh white high-gloss finish, complemented by dark granite-effect worktops and a stylish slate-tiled floor. Equipped with a halogen hob, oven with grill, and brushed steel extractor hood, the kitchen also features a stainless steel sink unit, integrated dishwasher, and a large pantry cupboard. A space for a stacked fridge and freezer is also provided, and the kitchen is ventilated by an efficient Xpelair extractor.

The inner hall connects to both bedrooms and the bathroom. Both bedrooms feature quality carpet flooring and built-in wardrobes. Bedroom one has sliding patio doors leading to the lovely rear garden, while bedroom two has French doors offering the same beautiful outlook. The bathroom is fresh and bright, featuring a bath, pedestal washbasin, and WC, with a mains-fed Triton Pulse Shower over the bath, including a drench shower and hand-held spray. A heated ladder towel rail and efficient Xpelair extractor complete the space.

Outside, there is parking on a first-come, first-served basis, and the front garden is landscaped with a small, sheltered patio area. The rear garden is an impressive size, mainly paved and enclosed by an attractive stone wall and timber fencing. The sunny garden is perfect for al fresco dining or simply relaxing, with raised flower beds and easy maintenance. Enjoying sun throughout the day, this space is a gardener's delight – no lawnmower required!

**Council Tax Band: B**

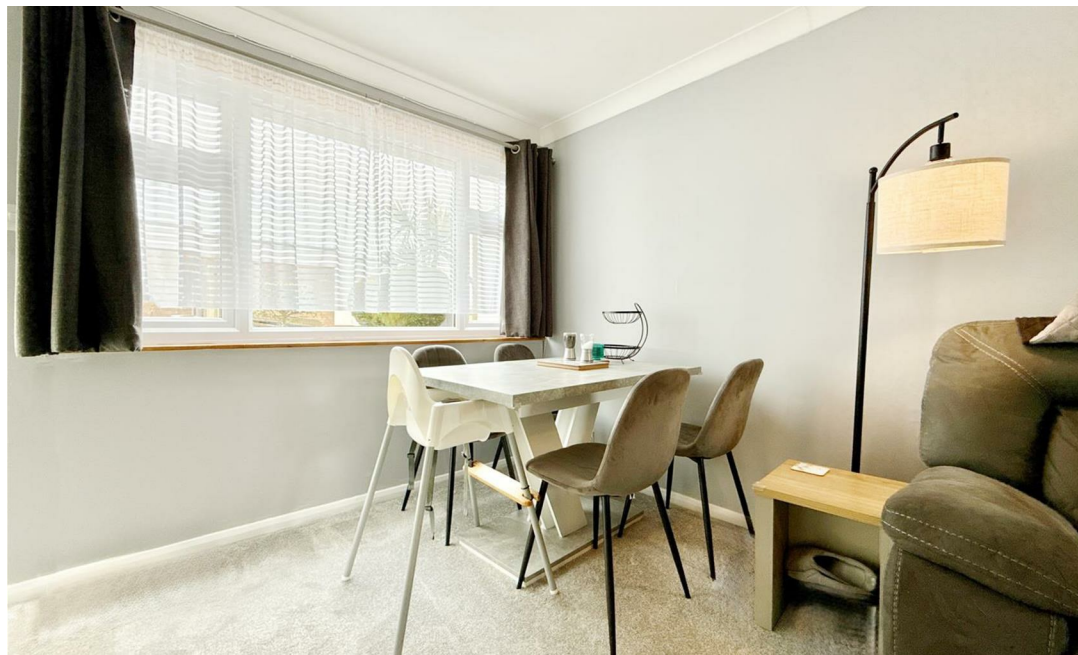


- Desirable Berry Head Area
- 1/2 Mile From Waterfront
- Refurbished Throughout Including New Roof May 2025
- Ideal Low Maintenance
- 2 Double Bedrooms
- Super Sunny Rear Garden
- Very Affordable Running Costs
- Exceptional Link Bungalow

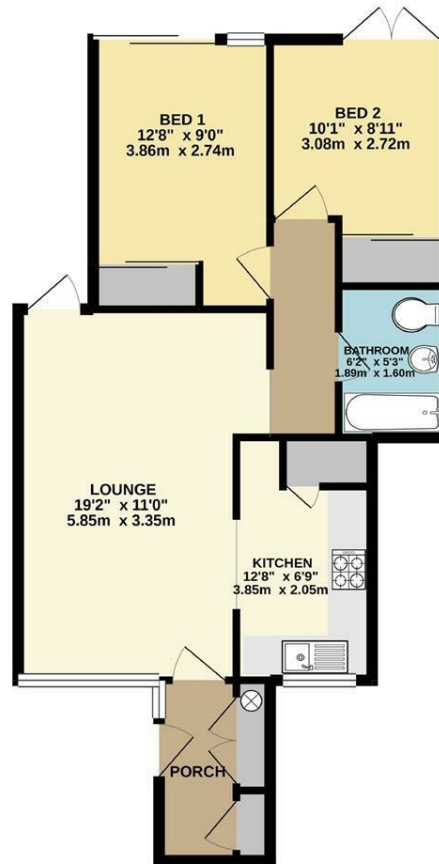


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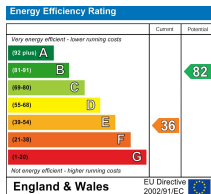
GROUND FLOOR  
660 sq.ft. (61.3 sq.m.) approx.



TOTAL FLOOR AREA: 660 sq.ft. (61.3 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: F



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