



23 Gollands, Brixham, TQ5 8JY
Freehold Bungalow - Semi Detached
Asking Price £365,000

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Gollands is ideal for those seeking a convenient location with easy access to shops, a bus service, and stunning open countryside just a short walk away. Churston Woods, nearby, leads to both Churston and Fishcombe Coves - beautiful secluded beaches connected via the South West Coastal Path. There is a convenience store with a sub post office on the adjacent Sardon Avenue. In the opposite direction, a brief walk takes you to the Trawler Pub, cricket ground, and a collection of shops, including a mini supermarket, butcher, newsagent, hairdressing salon, and handyman store, all within a 5 minute level walk.

The property has been meticulously improved over the years by the current owners, offering an appealing home with stunning gardens. The smart block-paved driveway provides ample off road parking, leading to an extended front porch for easy access. The front garden also features a secluded bin storage area, perfect for recycling and gardening waste.

Upon entering the spacious front porch, you step into a good sized hallway with useful built-in storage cupboards. The spacious lounge enjoys a dual aspect over the front garden with well stocked flower borders. The lounge provides access to an excellent sized conservatory, which benefits from a double glazed roof, ensuring year-round use. Adjacent is the kitchen, connected to the dining area of the conservatory. The conservatory even has space and plumbing for additional white goods (if preferred over the separate outside utility).

The property comprises two double bedrooms, a family bathroom, and a recently added en suite shower room, extending off the back bedroom and making it the principal bedroom. Notably, the stunning garden can be enjoyed from bed, and the well-placed conservatory ensures this green haven is enjoyed year-round from all the principal living spaces.

Stepping out from the conservatory into the garden, a large patio terrace area is perfect for al fresco dining, offering easy access back into the property. The rear garden is simply stunning, featuring well stocked flower borders offering an array of colour throughout the year. Pretty shaped lawns lead to an impressive garden pond, home to a variety of fish. Further patio areas are ideal for enjoying the setting sun with an impressive view across the pond towards the bungalow. Additionally, a summer house and greenhouse can be found at the base of the garden.

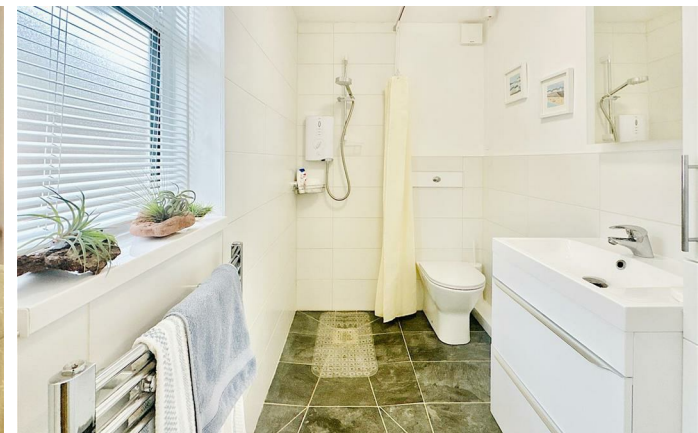
Adjacent to the conservatory is a spacious utility room with a workshop behind it. The utility room provides access to a separate WC, ideal for those working in the garden or entertaining. There is also easy access to the front garden via the side pathway.

An internal viewing is essential to fully appreciate this well maintained and thoughtfully designed bungalow. It is a true credit to the current owners, reflecting their many years of happy homeownership and the effort they have put into this impressive home.

Council Tax Band: C

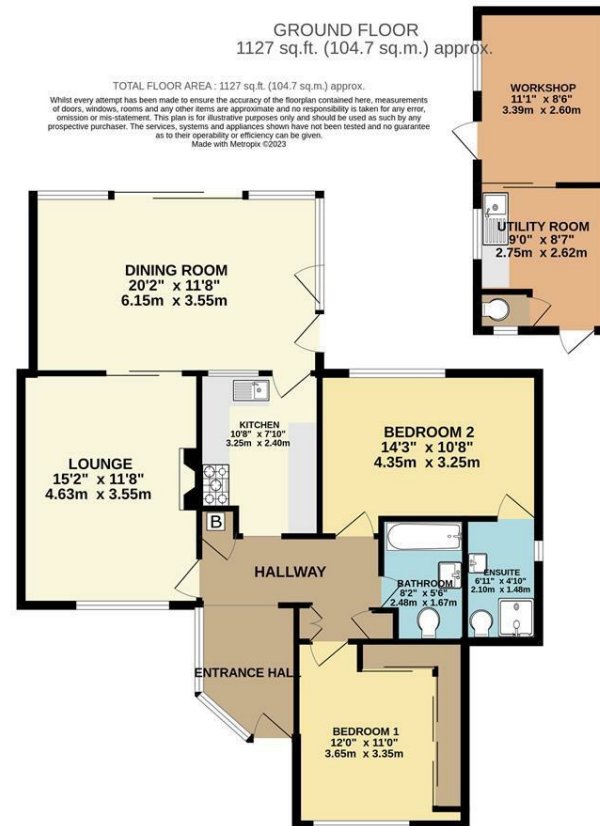


- Convenient location with nearby shops & transport
- New gas combi boiler
- Beautifully landscaped rear garden with pond
- Proximity to local amenities and scenic countryside
- Stunning garden and ample off-road parking
- Two double bedrooms with modern amenities
- Adjacent to Churston and Fishcombe Coves

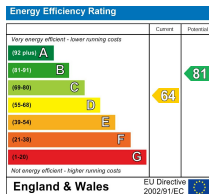


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Current EPC Rating: D



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