



14 Eden Close, Brixham, TQ5 9LT
Freehold Bungalow - Terrace
£250,000

boycebrixham
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Offered with NO ONWARD CHAIN, this two-bedroom semi-attached bungalow is located at the top of the quiet and well-regarded cul-de-sac at Eden Close, just a short stroll from St. Mary's Square with its handy shops, historic church, and beautiful surrounding parkland. The main town centre and picturesque harbour are just over half a mile away, with a regular bus service available for added convenience. Set in a prime position, many of Brixham's coastal walks and beaches—including Berry Head and Mansands—lie within a two-mile radius, making this an excellent base in a wonderfully connected location.

Set on a level plot, the property enjoys an open outlook towards Higher Brixham and St. Mary's Church from the roadside. The bungalow has been well cared for over the years and now presents a fantastic opportunity for cosmetic modernisation to suit a new owner's tastes.

Entered from a pretty front garden and path into an entrance hall leading off to the principal accommodation. The kitchen, located to the front, offers good proportions and whilst very clean and tidy, could now be ripe for modernisation. The lounge is generously sized, full of natural light with a large conservatory just off, enjoying plenty of sunshine and an attractive outlook over the front garden and quiet road.

To the right of the property, there are two double bedrooms and the shower room. The shower room is functional but dated, offering further scope for improvement if required, while both bedrooms are bright and well-proportioned. The principal bedroom is particularly spacious, and offers built in storage, whilst the second bedroom is versatile and could double-up as a great home office/study.

The rear garden is south-facing, private, and bathed in sunlight throughout the day. It's mostly laid to patio with mature trees and shrubs providing a peaceful outdoor retreat. A garage and allocated parking space are located in a separate nearby block, just down the road from the bungalow. The property benefits from gas central heating, UPVC double glazing throughout, and is offered to the market chain-free—an ideal retirement downsize or renovation opportunity in a desirable location.

Council Tax Band: C

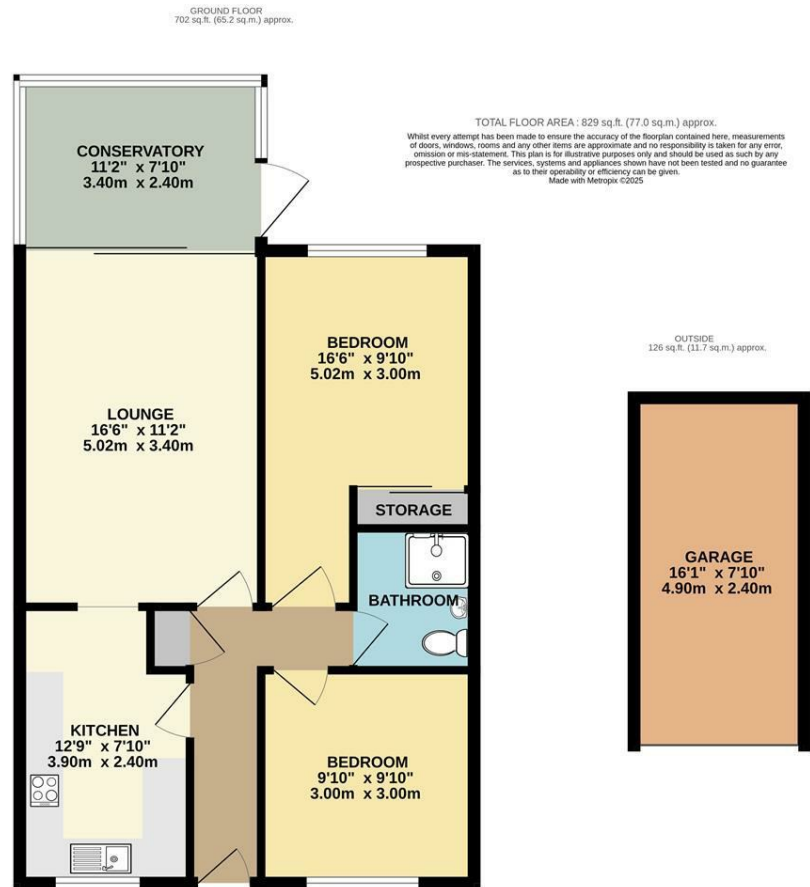


- Two Bedroom Bungalow
- Garage & Off Road Parking
- South Facing Rear Garden
- Offered With No Onward Chain

- Quiet Cul-De-Sac Location
- A Very Light-And-Bright Home
- Large Sunny Conservatory
- Quiet & Private Location







Current EPC Rating:

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(91-100) A			
(81-90) B			
(69-80) C			
(55-68) D			
(49-54) E			
(39-48) F			
(21-38) 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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