



35 Lakes Road, Brixham, TQ5 8PS  
Freehold Bungalow  
£379,950

**boyce**brixham  
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Situated in a quiet and sought-after area of Brixham, this well-presented three-bedroom bungalow offers a superb blend of space, style, and practicality, perfect for a variety of buyers. With excellent transport links into Brixham and nearby Churston Ferrers, as well as easy access to the South West Coastal Path, this property enjoys the convenience of town living with the tranquillity of a tucked-away location.

Set behind a neat dwarf wall with decorative planting, the home benefits from extensive driveway parking and a low-maintenance front garden, creating a welcoming first impression. A generously sized porch provides a useful transition space into the property, offering room for coats, shoes, and seating. Inside, the hallway is light and spacious, with wood-effect flooring and a neutral colour palette that continues throughout, setting the tone for the rest of the home.

The living accommodation is bright and well-designed, featuring a large sitting room with grey wood-effect flooring, a contemporary feature wall, and a black gloss fireplace as a central focal point. Folding doors open into a versatile study space, which flows naturally into the tiled dining area and stylish galley kitchen. With wooden cabinetry, black worktops, a gas hob, double oven, and attractive cream brick-effect tiling, the kitchen is both functional and visually appealing, with direct access to the hallway and garden.

The rear garden is thoughtfully laid out for easy upkeep, featuring a wide patio ideal for entertaining, pathways around the perimeter, and a central area of artificial lawn. Two garden sheds—one with light & power—offer excellent storage options, while the sunny orientation makes it a perfect space to relax and unwind outdoors.

All three bedrooms are well proportioned, with the principal bedroom enjoying built-in storage and a bright front-aspect window. The second and third bedrooms offer flexibility for guests, hobbies, or home working. The property also boasts two spacious and well-appointed bathrooms: a full family bathroom with bath, WC, and storage, and a separate shower room with a modern enclosed shower and fitted basin unit. With thoughtful accessibility features throughout, this home is ideal for those seeking single-level living without compromising on space, comfort, or location.

**Council Tax Band: C**



- Deceptively Large Bungalow
- Two Super Bathrooms
- Very Well Presented Throughout
- Ample Off Road Parking

- Three Double Bedrooms
- Plenty Of Living Space
- Sunny, Low Maintenance Rear Garden
- Viewing Is Highly Recommended

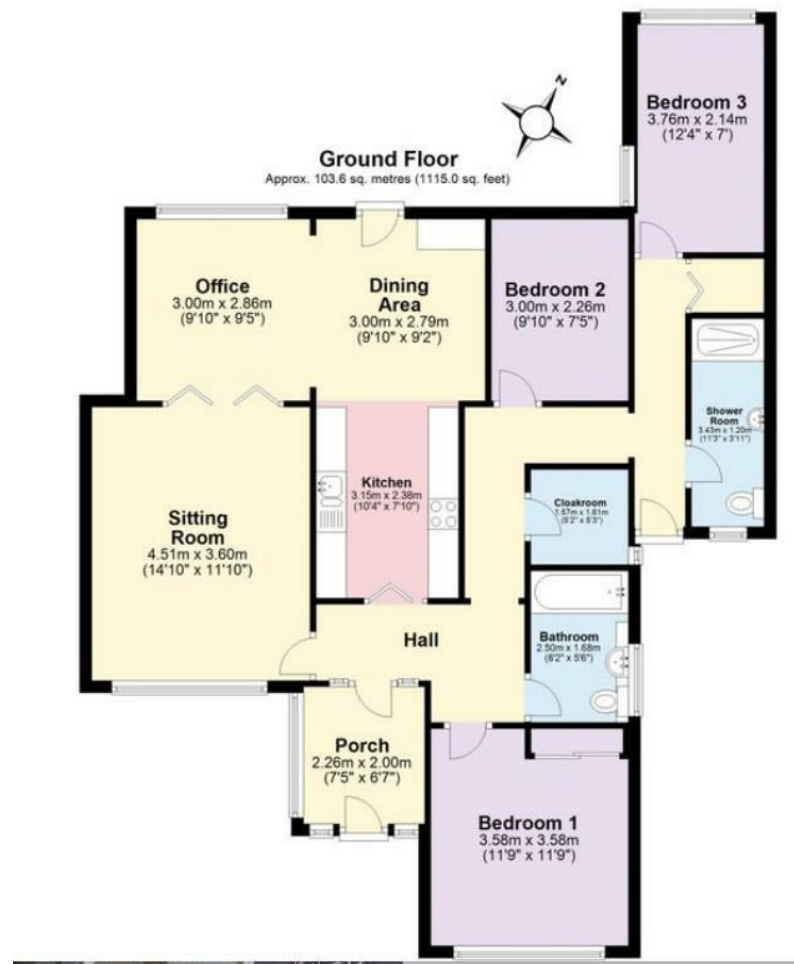


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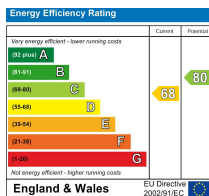








Current EPC Rating: D



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