



26 Pine Close, Higher Brixham, Brixham, Devon, TQ5 0DJ  
Freehold Bungalow - Detached  
£379,950

**boyce**brixham  
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Tucked away in a peaceful cul-de-sac just off Summer Lane, this beautifully presented detached bungalow combines modern living with a delightful south-facing garden. Conveniently located around a mile from Brixham's bustling harbour and town centre, the property also benefits from handy local shops at St. Mary's Square and easy access in and out of the town via both Milton Street and Mathill Road. Scenic coastal and countryside walks, including Sharkham Point and Mansands, are also within easy reach.

Set on a generous plot, the bungalow offers well-balanced accommodation comprising a spacious living room, separate dining room, extended kitchen, two double bedrooms and a stylish family bathroom. French doors from the dining area open onto a side patio, with scope for extension if desired.

The outside space is a real highlight: the front garden features a block-paved driveway with parking for three cars, alongside a lawn that could provide further parking if required. A single garage and gated side access complete the frontage. To the rear, the south-facing garden is private and tranquil, with a central lawn framed by colourful planting and a magnificent Magnolia tree providing natural shade. A patio area directly off the house offers the perfect spot for al fresco dining and relaxation.

This home has been thoughtfully updated in recent years, including a new roof (2021), new boiler and heating system (2021), and a contemporary kitchen (2022) with Belfast sink, hardwood worktops, integrated fridge freezer and dishwasher. Sustainability is another key feature, with 14 owned solar panels and 2 x 3.3kWh batteries, helping to reduce running costs.

A stylish, move-in ready bungalow in a prime setting – offering modern comfort, energy efficiency and beautiful gardens, all within easy reach of Brixham's amenities and coastline. A must view!

**Council Tax Band: C**



- Detached Bungalow - Freehold
- Southerly Facing Beautiful Garden
- Ample Driveway Parking & Garage

- Well Regarded and Quiet Location
- Council Tax Band C
- Two Good Size Bedrooms



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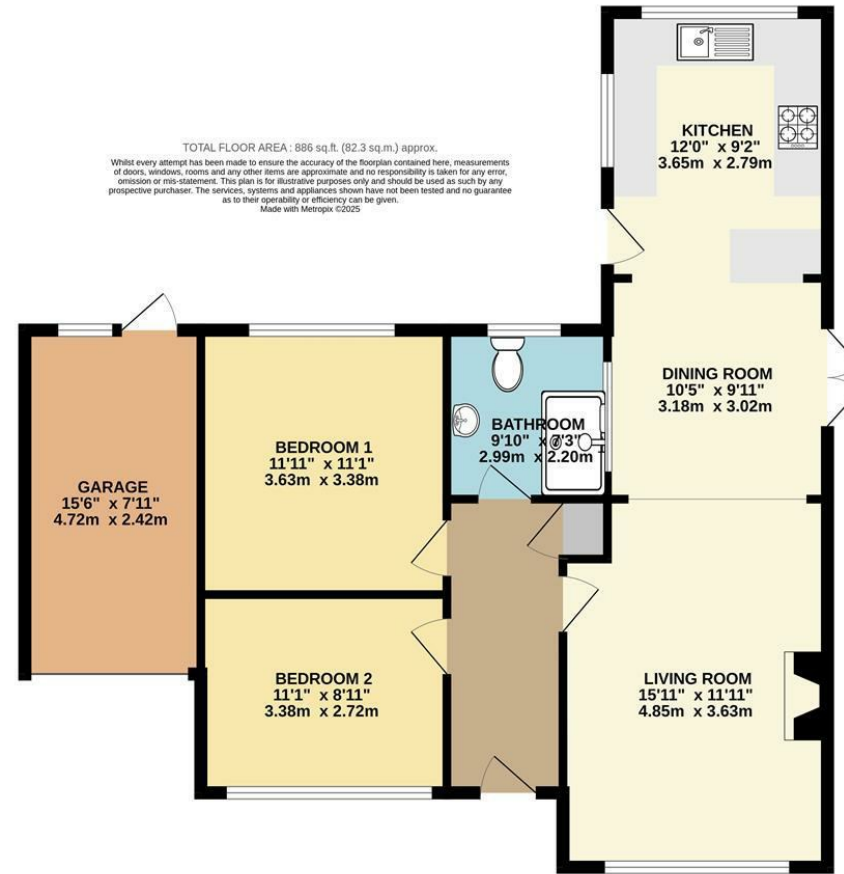




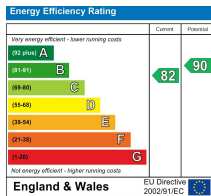


# GROUND FLOOR

886 sq.ft. (82.3 sq.m.) approx.



Current EPC Rating: B



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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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