



40 Gollands, Brixham, TQ5 8JX  
Freehold Bungalow - Semi Detached  
£260,000

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Set in a quiet and desirable position at the North Boundary Road end of Gollands, this versatile semi-detached dormer bungalow offers generous living space, a superb level plot, and fantastic potential to create a wonderful family home.

A useful entrance porch leads into a welcoming hallway, with access to all principal ground floor rooms and stairs rising to the first floor. To the front of the property sits a large lounge with an impressive picture window overlooking the garden, and a versatile double bedroom, ideal for ground-floor living, a guest room or home office. At the rear, the family bathroom is positioned centrally, with a dual-aspect kitchen to the left, providing good space and natural light. The dining room is a great size and flows through to a conservatory, which opens out to the private south-facing rear garden. Upstairs, the dormer extension provides two further double bedrooms, including a spacious master with a large front-facing picture window. A small first floor bathroom and eaves storage complete the upper accommodation.

Outside, the property enjoys a generous frontage with ample driveway parking for 2–3 vehicles, a good-sized lawn, and side access to the rear garden. The south-facing garden offers great privacy and, though currently overgrown, presents a manageable and exciting opportunity to create a beautiful outdoor space. A large garage with light, power, windows, courtesy access and an electric remote-operated door provides further practicality.

Additional benefits include owned solar panels, uPVC double glazing and gas central heating, making this an efficient and comfortable home to run. While well maintained over many years, the property now offers scope for modernisation and personalisation, giving new owners the chance to make it their own. Ideally positioned with easy access to bus routes and a handy local parade of shops just a short level walk away, this is a rare opportunity in a sought-after location, WITH NO ONWARD CHAIN.

**Council Tax Band: D**

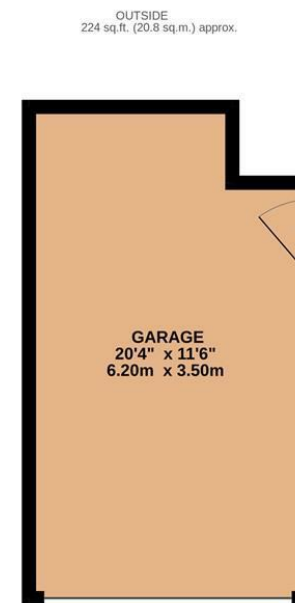
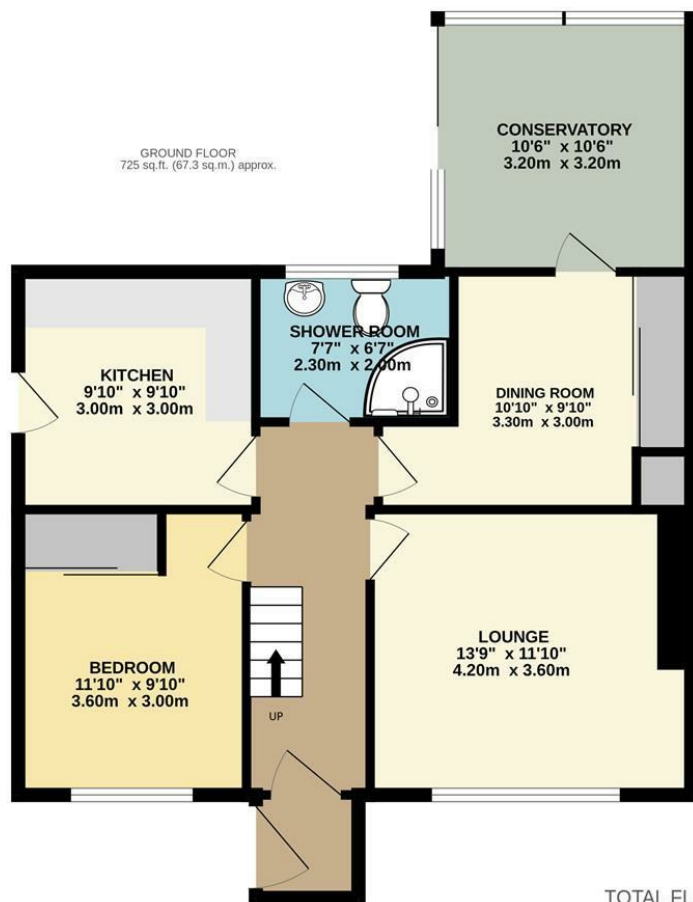


- 3/4 Bedroom Semi Dormer Bungalow
- Spacious And Versatile
- Ample Parking & Large Garage

- Popular Level Furzeham Location
- Now Ready For Refreshment
- Council Tax Band D - Freehold



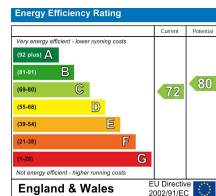




TOTAL FLOOR AREA : 1345 sq.ft. (125.0 sq.m.) approx.

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: C



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