



121 North Boundary Road, Brixham, TQ5 8LA  
Freehold Bungalow  
Asking Price £335,000

**boyce**brixham  
email [property@ljboyce.co.uk](mailto:property@ljboyce.co.uk) call 01803 852736

Located on the level opposite a small collection of useful local shops, including a supermarket with a butcher, newsagent, handyman store, and a hairdressing salon, this fantastic location enjoys level access to a bus service and a prime position on the rural fringe with lovely views to the rear aspect across neighbouring fields. Access to Churston Woods, Elberry, and Churston Coves with their secluded beaches can all be reached on foot.

The property enjoys a great sized level plot, one of the largest of this type of bungalow built as part of the original development. The property has been extended to the rear and benefits from a good sized garage accessed from the long level driveway. The rear garden is completely level and features a good sized decked area, perfectly positioned to catch the setting sun and connect the living space to the garden. The main area of the garden is laid to level lawn, with a gravel path to the side leading to the boundary.

The fields located to the rear provide an excellent amount of open air and light to the property, and the ever changing scenery offers a lovely aspect, with views of wildlife, livestock, and open countryside.

As you enter the property, a very handy entrance hallway provides access to a good sized cupboard housing the combi boiler and offers a perfect place to dry and store outdoor wear. The spacious modern kitchen/breakfast room can be found at the front of the property. Great for entertaining or for the keen cook, this smart space is a real positive addition to this fantastic property. Just off the kitchen is the large dining room, which was formerly the main living area. Now, the extension to the rear has increased the living space, creating a separate lounge with a lantern window and double doors opening into the rear garden.

The bedrooms and shower room can be found off the inner hallway, which separates the living spaces from the bedrooms. The rear bedroom is an excellent size double bedroom, and the front bedroom is still a double as well. The smart, contemporary shower room is designed with ease of access in mind and offers a good amount of space with ample storage solutions.

The property is being offered with immediate vacant possession and is chain free.

**Council Tax Band: C**



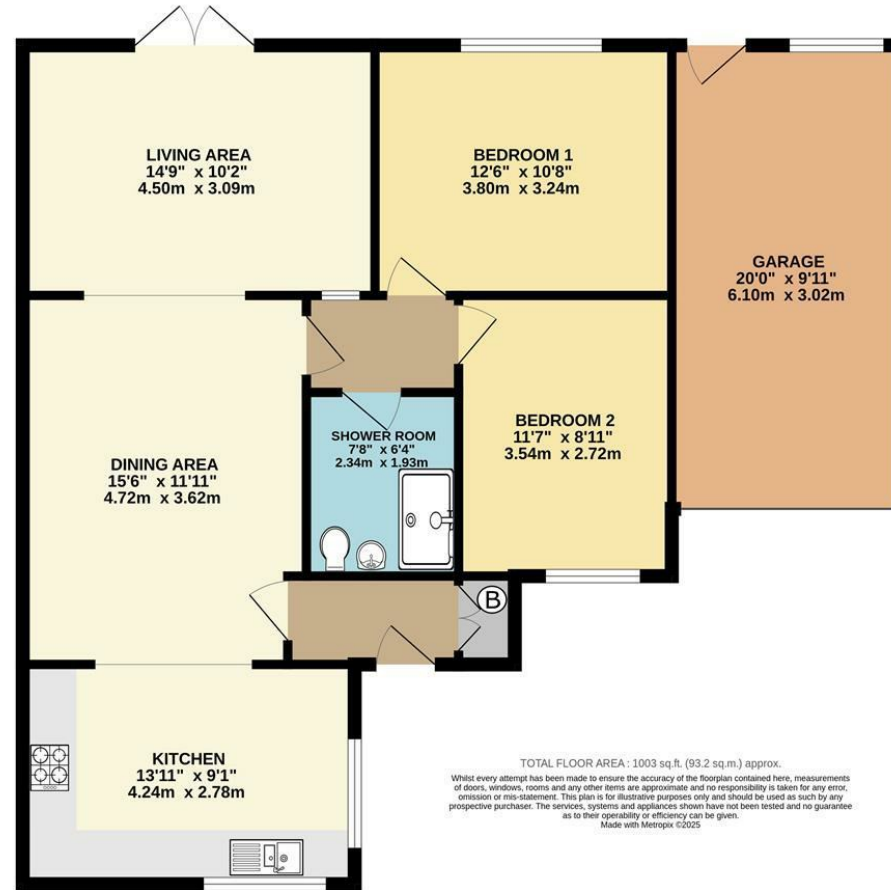
- Large Living Room
- New Shower Room
- Ample Parking & Garage
- Excellent Size Level Plot

- Smart Modern Kitchen/Breakfast Room
- Double Glazing & Combi Boiler
- Low Maintenance Gardens
- Offered As Chain Free

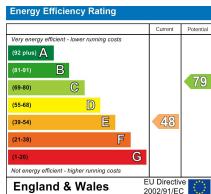




GROUND FLOOR  
1003 sq.ft. (93.2 sq.m.) approx.



Current EPC Rating: E



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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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