



Southfield 17 Manor Bend, Galmpton, Brixham, TQ5 0PB
Freehold Bungalow - Detached
£695,000

boycebrixham
email property@ljboyce.co.uk call 01803 852736

Southfield is a stunning bungalow located on a small, private drive just off Manor Bend in the highly sought after village of Galmpton - one of Torbay's most exclusive and desirable villages. Galmpton offers all the conveniences of Torbay in a more rural setting with breathtaking coastal walks to hand along the South West Coastal Path, or along the River Dart which is home to Greenway House, Agatha Christie's stunning former home, now a National Trust managed attraction.

Galmpton is a quintessential village with a pub that is at the heart of this thriving community. There is a village store serving local produce, sub post office, and quality family butchers. The village also benefits from the historic steam railway with the station stop located just down the road.

For the golfing enthusiast Churston Golf Club can be found just down the road, within easy walking distance. A magnificent parkland course with lovely coastal views running along the South West Coastal Path.

On Brixham Road there is a regular bus service with the number 12 connecting both Paignton, with its mainline train station, and Torquay beyond, or in the opposite direction Brixham. Alternatively, the number 120 bus takes you into Kingswear, with ferry links to Dartmouth.

The village also benefits from excellent schooling with Galmpton Primary School and Churston Grammar School, both of which are a just five minute walk away.



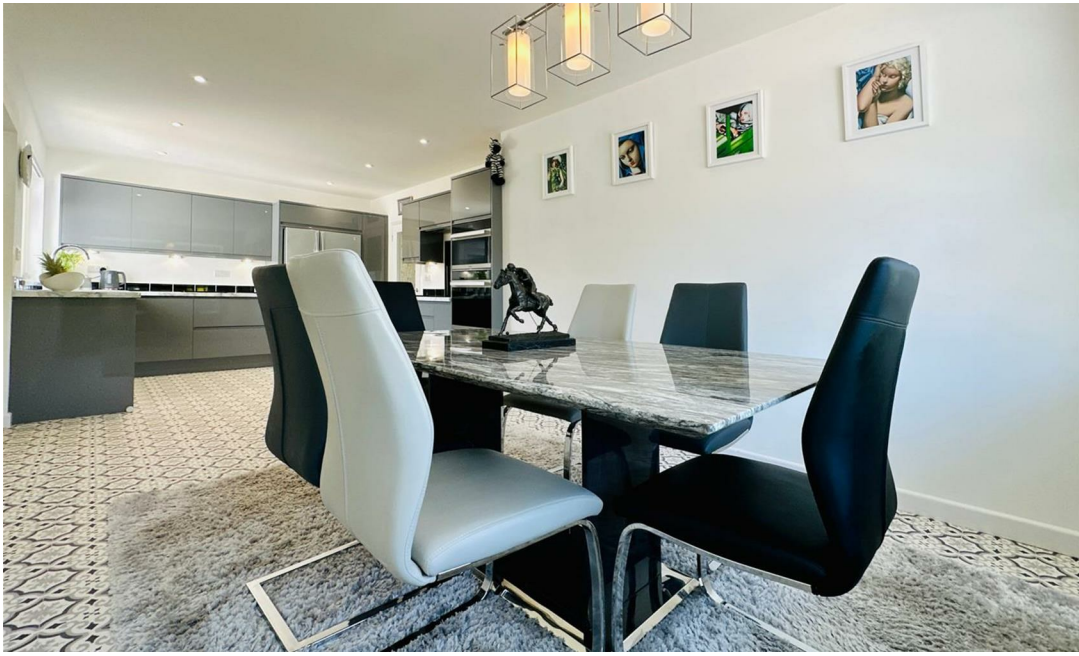
- Stunning Galmpton Bungalow
- Three Spacious Bedrooms
- Large Living Accommodation
- Secluded Private Cul-De-Sac

- Good Size Modern Kitchen Diner
- Parking For 3 Cars & Garage
- Main En-Suite & Family Bathroom
- Good Size Level Gardens



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The property is accessed via a sweeping pathway leading to the entrance hallway. Immediately upon entering this lovely property the nice high ceilings and great natural light that the property enjoys makes this spacious bungalow feel warm and welcoming. The current owners have completely redecorated and finished the property throughout to an excellent standard. The bright, fresh decor and quality flooring means you can move straight in and enjoy all this lovely home has to offer.

The lounge is an excellent size with a large picture window overlooking the open sunny garden, the kitchen is adjacent and is newly finished with modern grey slab wall and base units with quality integrated appliances, the kitchen opens out into a large dining area making this great for families and entertaining alike.

There is a separate utility room with space and plumbing for a washing machine and tumble dryer, towards the end you can find the Worcester Bosch gas combi boiler and there is integral access into the large single garage.

The bedrooms and bathrooms can all be found on the opposite side of the bungalow - keeping the living and entertaining areas separate from the bedrooms. The main bedroom is an excellent size and comes complete with its own en suite shower room. The second bedroom is also a good size double bedroom with its own conservatory making this an excellent guest bedroom providing visitors with their own separate seating area if required. The third bedroom is an impressive sized single bedroom but would indeed take a double bed if required. The family bathroom is a great size and comprises of a good size bath with shower over, sink and integrated WC with lots of built in storage.

Outside to the front, there is a good size driveway providing ample off road parking for 3 vehicles leading to the extended good size single garage. The rear garden comprises a good size patio area, a perfect place for al-fresco dining with a level lawn adjacent. There is also a very useful summer house which has power, light and ventilation making this a great space for crafts and hobbies etc. The conservatory opens out into the excellent size main garden area which comprises of a good size lawn and pretty planted shrub borders offering a great variety of colour.

We are delighted to offer this property as CHAIN FREE.

Council Tax Band: F



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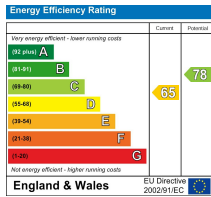
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GROUND FLOOR
1550 sq.ft. (144.0 sq.m.) approx.



TOTAL FLOOR AREA: 1550 sq.ft. (144.0 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: D



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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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