



Connells

Churston Way  
Brixham



## Property Description

Guide Price £260,000 - £270,000 Discover an exceptional opportunity to own this charming three-bedroom bungalow, ideally situated near the heart of Brixham's historic fishing town. As you approach, a private driveway leads to a detached garage, offering convenient parking and storage.

Upon entry, you are welcomed into a bright, inviting lounge, creating a comfortable space to relax or entertain. The ground floor also features one of the three bedrooms, ideal for flexible use, whether as a guest room, office, or cozy retreat. A family bathroom is conveniently located nearby, alongside a spacious kitchen that leads into a delightful summer room. This sunlit area provides serene views over the level, private rear garden, ideal for year-round enjoyment and outdoor gatherings.

Upstairs, you'll find two further double bedrooms, each offering a peaceful atmosphere and ample storage, making them perfect for family members or guests.

This property's appeal is enhanced by the rare advantage of having no onward chain, streamlining the buying process for those eager to settle in quickly. With its prime location close to Brixham's vibrant town centre, charming harbor, and stunning coastal walks, this bungalow promises a blend of seaside living and convenience.

Viewings are highly recommended to appreciate the potential and charm of this wonderful property. Don't miss the chance to make this Brixham bungalow your own coastal retreat.

## Accommodation

Gated driveway leading up to uPVC entrance door leading into

## Entrance Porch

uPVC obscure double glazed window to the side aspect, stone walling, tiled flooring and uPVC door leading into

## Entrance Hallway

uPVC obscure double glazed window to the rear aspect, cupboard housing electrics, radiator, stairs leading to the first floor, radiator and doors leading to principal rooms.

## Lounge

13' 6" max x 10' 9" max ( 4.11m max x 3.28m max )

uPVC double glazed window to the front aspect, coving, feature electric fireplace, power points, tv point and radiator.

## Kitchen

10' 4" max x 9' 8" max ( 3.15m max x 2.95m max )

uPVC double glazed window to the rear aspect, cupboard housing combi-boiler, matching wall, base and drawer units, rolled edge worksurfaces, plumbing for washing machine, space for fridge freezer, tiled flooring, part tiled walls, power points and radiator.

### Bedroom Three

10' 4" max x 9' 7" max ( 3.15m max x 2.92m max )

uPVC double glazed window to the front aspect, coving, power points and radiator.

### Bathroom

uPVC obscure double glazed window to the rear aspect, white suite comprising panel enclosed bath, low level wc, pedestal wash hand basin, shower cubicle with wall mounted electric shower, part tiled walls and extractor.

### Bedroom One

15' 2" into eaves x 10' 5" max ( 4.62m into eaves x 3.17m max )

uPVC double glazed window to the rear aspect, velux window, eaves storage and radiator.

### Bedroom Two

15' 2" into eaves x 7' 9" max ( 4.62m into eaves x 2.36m max )

uPVC double glazed window to the rear aspect, velux window, eaves storage and radiator.

### Sun Room

10' 9" max x 8' max ( 3.28m max x 2.44m max )

Triple aspect uPVC double glazed windows to the sides and rear and two uPVC double glazed doors.

### Outside

To the front of the property is driveway parking, side access, the garden is laid mainly to lawn with shrub and plant borders

The rear garden has a lawned area, patio area, outside tap and sheltered area to the side aspect.

### Garage

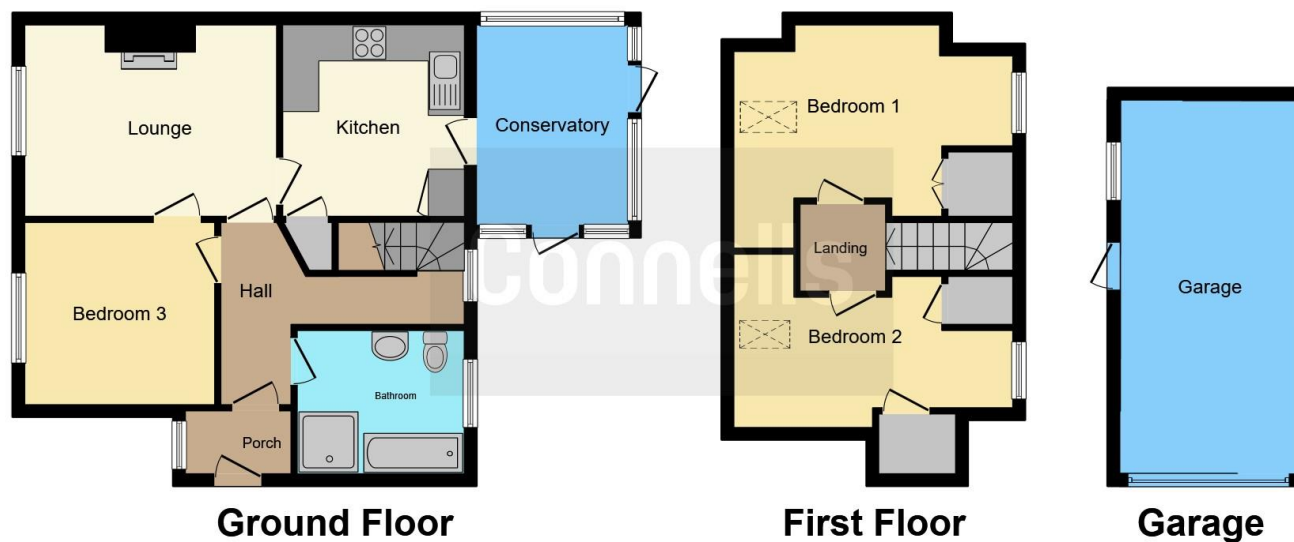
20' 7" max x 9' 7" max ( 6.27m max x 2.92m max )

Up and over door, power and lights and side aspect uPVC double glazed window,









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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**EPC Rating: D**

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Tenure: Freehold



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