



**Connells**

Park Avenue  
BRIXHAM





## Property Description

This charming two-bedroom bungalow is a fantastic opportunity for buyers looking to create their dream home. With a spacious layout, a desirable cul-de-sac location. The combination of a large driveway, well-maintained front and back gardens, generous living spaces, and proximity to schools, shops, and amenities makes this an appealing choice for a wide range of buyers. While the property does require some modernization throughout, this presents a fantastic opportunity for buyers to create a home that truly reflects their style and preferences. The solid structure and generous layout provide a strong foundation for transformation, whether through small cosmetic updates or more extensive renovations. Whether you're looking to update and modernize or embrace the home's original character, this bungalow is a blank canvas ready to be transformed. With its great location, ample space, and wonderful potential, this could be the perfect home for you. Don't miss out on this fantastic opportunity-contact Connells today to arrange a viewing and explore the endless possibilities that this bungalow has to offer!

## On Approach

As you approach the property, you are immediately greeted by a spacious driveway, offering ample parking for multiple vehicles. Whether you have a growing family with more than one car or enjoy having guests over, this driveway ensures that parking will never be an issue. Flanking the driveway, the front garden is well-maintained, adding a touch of greenery and charm to the entrance.

The home is set within a quiet, well-kept residential area, adding to the sense of privacy and exclusivity. The cul-de-sac setting minimizes through traffic, making it a peaceful and safe environment-perfect for families, retirees, or anyone who values a serene lifestyle.

## Entrance & Lounge

14' 6" x 14' ( 4.42m x 4.27m )

Stepping into the bungalow, you'll find a spacious and well-laid-out home with plenty of potential for modernization and personalization. The entrance hallway is inviting and leads to the various rooms within the home.

The living room is a standout feature of the property, offering a bright and airy space with large windows that overlook the well-maintained front gardens. The natural light flooding in enhances the cozy ambiance, making this a great place to relax or entertain guests. Whether you choose to modernize with fresh décor or retain some of the original 1970s character, this living room has the potential to be a warm and welcoming heart of the home.



## Kitchen & Diner

15' 1" x 12' 3" ( 4.60m x 3.73m )

The kitchen and diner is another highlight of this bungalow. This area is spacious and functional, with plenty of room for cooking and dining. The open layout makes it an excellent space for entertaining guests, hosting family meals, or even creating a stylish and modern culinary hub.

While the kitchen does require some modernization, it presents an exciting opportunity for the new owner to design it to their taste. Whether you prefer a sleek, contemporary kitchen with high-end appliances or a more traditional design that complements the bungalow's original character, this space can be transformed into something special.

## Bedroom One

19' 8" x 14' ( 5.99m x 4.27m )

This bungalow boasts two generously sized bedrooms, each offering comfort, privacy, and versatility.

The first bedroom is a spacious double room with views over the level back garden. This peaceful setting makes it ideal for a master bedroom, providing a quiet retreat at the end of the day. With its ample space, this room can easily accommodate a large bed, wardrobes, and additional furniture.

## Bedroom Two

12' 3" x 8' 7" ( 3.73m x 2.62m )

The second bedroom is also a double, offering flexibility for a guest room, home office, or children's bedroom. Overlooking the front garden, this room benefits from plenty of natural light, making it a bright and comfortable space.

Both bedrooms, like the rest of the home, offer fantastic potential for modernization and personalization. Whether you prefer a contemporary minimalist style or a cozy, traditional design, these rooms can be transformed to suit your taste.

## Bathroom

The bungalow features a functional bathroom, which, while in need of some updating, provides a great foundation for a stylish and modern space. With some simple renovations, this could become a relaxing spa-like retreat, adding significant value and comfort to the home.

## Outdoors

One of the major selling points of this bungalow is its private and enclosed back garden. This outdoor space is perfect for those who enjoy spending time outside, whether it's gardening, relaxing, or entertaining. The garden is level, making it easy to maintain and ideal for those who prefer a simple yet beautiful outdoor setting.

The enclosed nature of the garden provides excellent privacy, making it a great space for children to play safely or for pets to roam freely.

With a bit of landscaping or the addition of a patio area, this garden could become a stunning outdoor retreat perfect for summer barbecues, alfresco dining, or simply enjoying a morning coffee in a tranquil setting.













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**EPC Rating: D**

Tenure: Freehold

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