



Connells

Rozel Galmpton Farm Close
Galmpton BRIXHAM

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for sale guide price
£550,000



Property Description

Guide price £550,000 - £600,000. We are delighted to bring to the market this impressive chalet-style home, offering remarkable flexibility and a wealth of potential. While now requiring some cosmetic updating, this is without doubt one of the most deceptively spacious properties you will find, set within the ever-popular Galmpton Village, close to Brixham town and the beautiful River Dart.

Galmpton Village itself is a thriving community, highly sought after for its welcoming atmosphere and excellent amenities. Within walking distance you will find well-regarded primary and grammar schools, making this location particularly attractive to families.

Rozel is a truly versatile home, adaptable to a wide range of needs. With the potential for up to six bedrooms, multiple lounges, kitchens, and bathrooms, the property lends itself perfectly to multigenerational living. Alternatively, it could provide an exciting opportunity for additional income as a holiday let, thanks to its generous proportions and proximity to the coast.

Externally, the property continues to impress. There is ample parking for several vehicles, along with the exceptional bonus of a private swimming pool - a highly desirable feature for homes in this area.

Whether you are seeking a large family residence, an investment opportunity, or a home that combines both, Roselle has much to offer. We highly recommend arranging a viewing at your earliest convenience.

Entrance Porch

Double glazed windows and door. Tiled floor. Inner double glazed door to.

Entrance Hall

Staircase with oak handrail and glass inset detail to first floor. Under stairs cupboard. Radiator.

Lounge

17' 10" x 11' 11" (5.44m x 3.63m)

Double glazed bay window to front. Two radiators. Wall mounted electric fire. Double doors open to..

Dining Room

15' 9" x 7' 10" (4.80m x 2.39m)

Double glazed window to front. Radiator. Door to rear garden. Opening to:

Kitchen

10' 3" x 9' 10" (3.12m x 3.00m)

Comprising good range of wall and base cupboards with complimentary working surfaces and matching up-stands. Inset ceramic sink and drainer with glass splash back. Integral dishwasher. Built in 'Eye level' double oven/grill with four ring hob and integral cooker hood over. Double glazed window to rear.

Bedroom One / Reception

11' 9" x 10' 11" (3.58m x 3.33m)

Bi-folding doors to front opening up to the pool terrace. Radiator. Door to:

Ensuite Bathroom

Comprising shower enclosure. Low level W.C. and washbasin.

Bedroom Three

10' 6" x 9' 10" (3.20m x 3.00m)
Double glazed window. Radiator.

Bedroom Four

8' 11" x 6' 11" (2.72m x 2.11m)
Double glazed window. Radiator.

Ground Floor Bathroom

Comprising corner shower enclosure. Close coupled W.C. Bath with central mixer tap. Vanity cupboard with inset washbasin. Tiled floor and walls. Radiator

First Floor

Bedroom Four

13' 10" x 14' 7" (4.22m x 4.45m)
Double glazed window with southerly outlook. Radiator. Under eaves storage cupboard.

Wet Room

Walk in shower area with glass side screen. Low level W.C. Vanity cupboard with inset washbasin. Tiled floor and walls. Radiator. Double glazed window.

Bedroom Five

11' 11" x 10' 4" (3.63m x 3.15m)
Double glazed window to front again enjoying an open southerly outlook. Radiator. Two storage cupboards. Under eaves storage. Walk in wardrobe area. Interconnecting door to:

Annex

Bedroom Six

13' 9" x 8' 3" (4.19m x 2.51m)
'Velux' type window. Under eaves storage. Radiator. Door to..

Lounge

Vaulted ceiling and apex window feature. Wide patio doors, south facing and enjoying an open outlook. Stainless steel and glass balustrade. Staircase down the ground floor and garden. Radiator. Doors to..

Kitchen

Fitted wall and base cupboards with wood effect working surfaces. Inset stainless steel sink and drainer. Built in electric oven and four ring hob with cooker hood. Space plumbing for washing machine, space for tumble dryer. Double glazed window.

Shower Room

White concealed flush W.C. and white vanity cupboard with inset washbasin. Tiled steps up to shower enclosure with tiled walls and flooring. Radiator. Double glazed window.

Outside

Large off road parking area and driveway leading to..

Integral Garage

Up and over electric garage door. Power and lighting.

Rear of garage Worcester' boiler. 'Flo-master' pressurised hot water cylinder. Plumbing for washing machine and space for tumble dryer. Double glazed window and door to garden.









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

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 Band: E

Tenure: Freehold

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