



Higher Warborough Road, Galampton, Brixham, TQ5 0PF

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Higher Warborough Road, Galmpton, Brixham, TQ5 0PF

£650,000 Freehold

A three bedroom detached bungalow located in sought after Galmpton village.



Nestled in the tranquil surroundings of this highly desirable rural location. This delightful **THREE BEDROOM DETACHED BUNGALOW** bungalow offers approximately 108 sq. metres of well-appointed living space, perfectly positioned in a sought-after private cul-de-sac. With no onward chain, the property boasts a generous, very private surrounding garden and lovely open countryside views, making it an idyllic setting and further potential for improvement within the bungalow. The southerly-facing aspect of the bungalow ensures an abundance of natural light throughout the day, enhancing the welcoming ambiance within.

The spacious open layout of the living room and sitting room features large windows that provide garden views to the side and direct access to an inviting outdoor terrace to the front, enjoying those super countryside views – perfect for both relaxation and entertaining. There are sliding doors to the formal dining room, again this has a southerly facing outlook to the front. The fitted kitchen leads off and provides ample cupboard space and working surfaces. The spacious hallway has a cloaks/w.c. and storage space. There is also a good size sunny porch. There are three bedrooms and a shower room/w.c. with walk in shower. There is also potential to create more accommodation in the large loft space subject to relevant planning permissions. Externally, the property includes a garage and parking, complemented by a large southerly facing terrace to the front, ideal for soaking in the serene rural vistas. There is external access to a good size under house area with utility, perfect for storage.

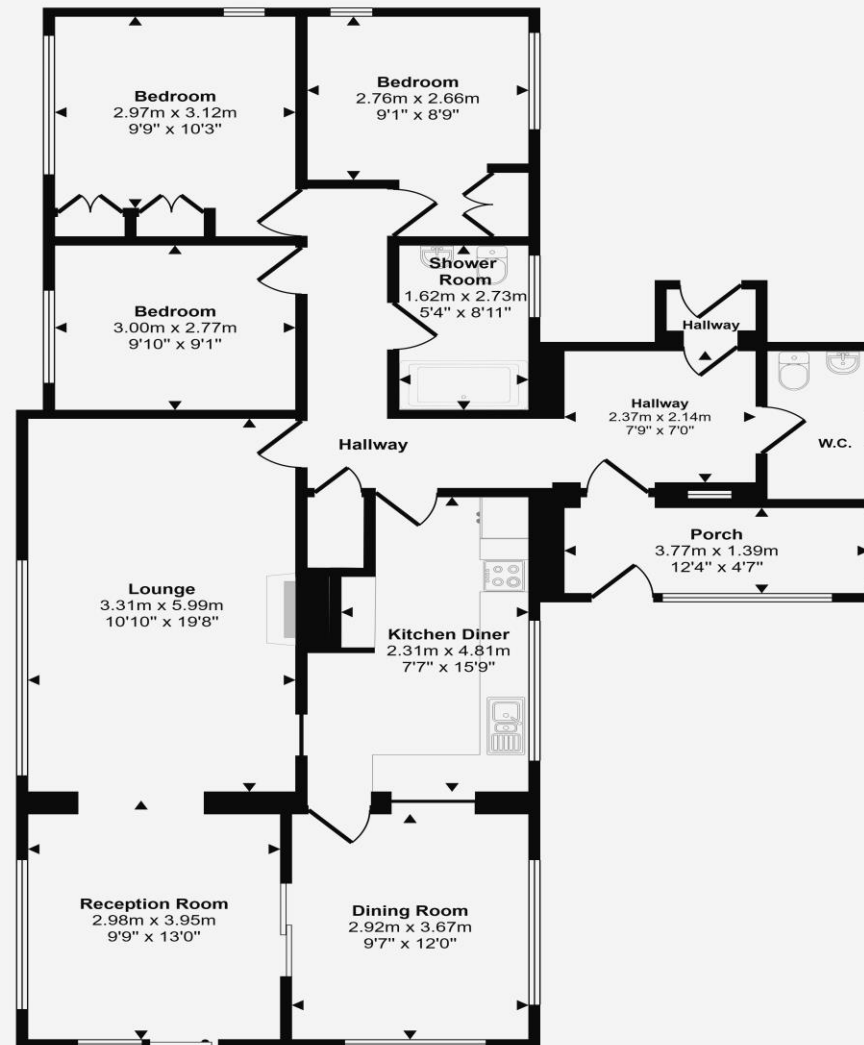
Located in a popular village, the bungalow benefits from its proximity to highly regarded primary and grammar schools within walking distance, making it an excellent choice for families. Local amenities are abundant, with local shops and pubs just a short distance away.

For outdoor enthusiasts, the picturesque River Dart and Churston Golf Club are nearby, along with nearby beaches at Breadsands and the coastal footpath, offering leisure opportunities for all ages.

Transport links are convenient, with easy access to major roads including the A380 and the M5 (15 miles), ensuring hassle-free connectivity to surrounding areas. Paignton railway station is a short drive away, providing efficient travel to London and other key locations.

Experience the tranquility and charm of rural living while enjoying the convenience of nearby amenities at this super bungalow. Contact us today for more information and to arrange a viewing.

Approx Gross Internal Area
118 sq m / 1274 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

To view this property call Eric Lloyd & Co on **01803 844466**



ENERGY PERFORMANCE RATING: E

COUNCIL TAX BAND: E

AGENTS NOTES: The Ofcom website indicates that standard, superfast and ultrafast broadband is available. Please check with your mobile provider about mobile coverage.

VIEWINGS ARRANGEMENTS

Strictly by appointment through Eric Lloyd & Co – Telephone 01803 844466. Email: churston@ericlloyd.co.uk Web: www.ericlloyd.co.uk

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