



Higher Warborough Road, Galmpton, Brixham, TQ5 0PF

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## £725,000 Freehold

A wonderfully positioned and highly appealing village home, set within one of Galmptons most sought-after residential addresses.

Enjoying a peaceful yet convenient location, the property is within comfortable walking distance of the village shops and everyday amenities, as well as being ideally placed for families with access to the highly regarded Galmpton Primary School and the renowned Churston Grammar School. The River Dart for boating enthusiasts is also within easy reach along with the Torbay coastline and Churston Golf Club.

Standing proudly in large, mature and beautifully planted gardens, this spacious **DETACHED THREE BEDROOM CHALET STYLE BUNGALOW** offers a rare opportunity to acquire a home of generous proportions with immense potential.

A driveway provides ample off-road parking and leads to an attached single garage, adding to the practicality of the property. The gardens wrap around the home and provide a delightful sense of privacy, with established planting and green outlooks creating a tranquil setting.

Internally, the accommodation is well laid out and offers flexibility for a range of lifestyles, while also presenting huge scope for improvement or modernisation should a purchaser wish to tailor the home to their own tastes.

The ground floor begins with a welcoming and spacious entrance hall, setting the tone for the generous proportions found throughout. The living room is a bright and inviting space, featuring a characterful fire surround and enjoying a dual-aspect outlook that allows natural light to flood in throughout the day. Leading from the living room is a particularly attractive sun lounge, a lovely spot to relax and enjoy views over the garden, seamlessly connecting indoor and outdoor living.

A dual-aspect formal dining room provides an ideal setting for entertaining or family gatherings, again benefitting from plenty of natural light and garden views. This in turn connects to the fitted kitchen is well arranged with a range of white-faced units and offers practical working space. A door leads through to a useful boot room and utility area, which in turn provides access to the front and rear of the property as well as direct entry into the garage, making it highly functional for everyday living. The ground floor also features a family bathroom fitted with a four-piece white suite.

There are two generous double bedrooms on this level, both overlooking the rear garden and enjoying a peaceful aspect. The principal bedroom is particularly impressive, with a few steps leading down to a dedicated dressing area complete with built-in wardrobes, as well as its own shower room and W.C., offering a degree of privacy and convenience.

On the upper level a third double bedroom and shower room/w.c. provide ideal guest or family space.

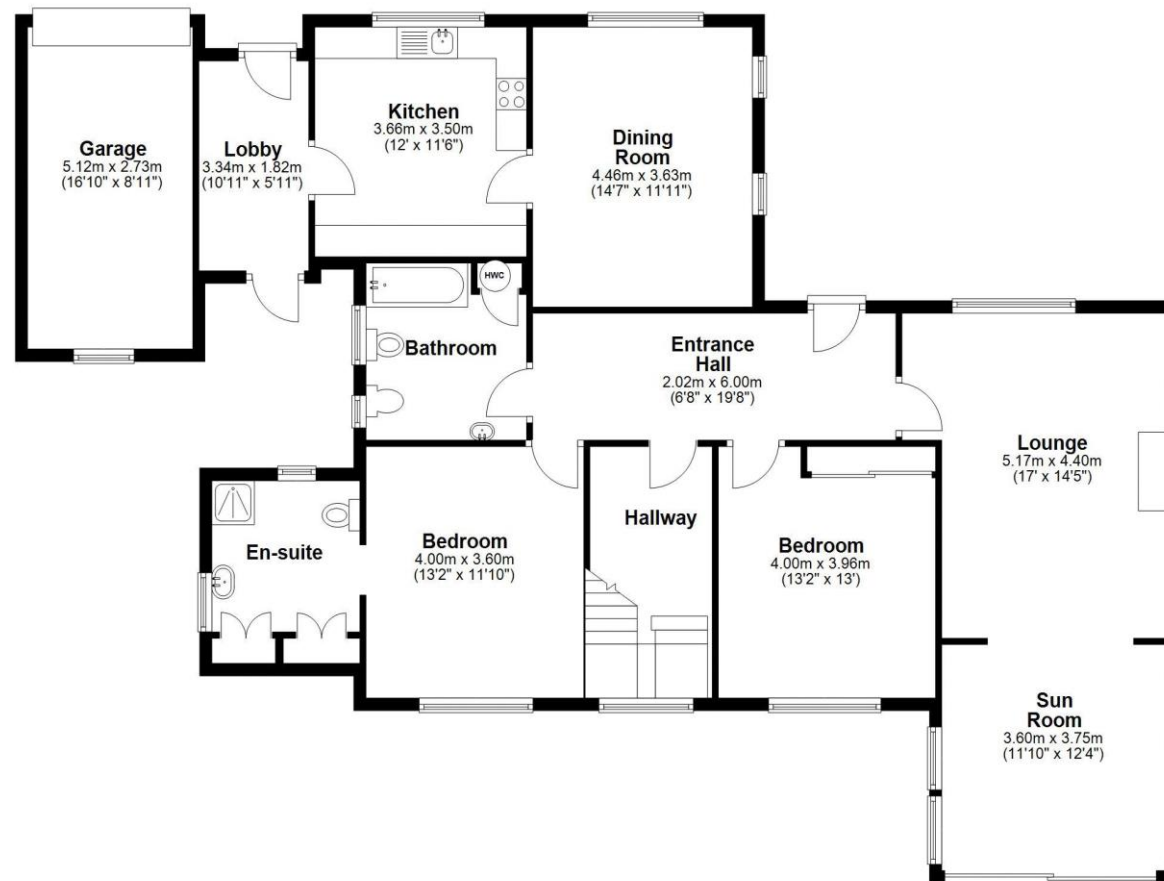
Double glazing is installed along with gas fired central heating.

Overall, this is a lovely home in an enviable village location, combining space, charm and potential. With its mature gardens, versatile accommodation and proximity to excellent schools and amenities, it represents an exciting opportunity to create a truly special long-term home.



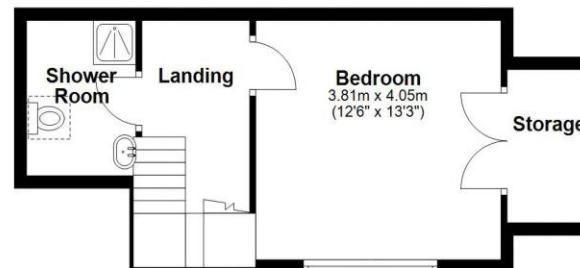
### Ground Floor

Approx. 153.2 sq. metres (1648.6 sq. feet)



### First Floor

Approx. 30.7 sq. metres (330.7 sq. feet)



Total area: approx. 183.9 sq. metres (1979.3 sq. feet)

This floorplan is only for illustration purposes and measurements of rooms and locations of doors, windows, etc are approximate and no responsibility is taken for any errors or omissions  
Plan produced using PlanUp.





ENERGY PERFORMANCE RATING: E

COUNCIL TAX BAND: E

AGENTS NOTES: The Ofcom website indicates that standard, superfast and ultrafast broadband is available and that mobile performance shows: VODAPHONE 81% / THREE 78% / EE 77% / o2 64%

#### VIEWINGS ARRANGEMENTS

Strictly by appointment through Eric Lloyd & Co

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