



Manor Bend, Brixham, TQ5 0PB

£625,000 Freehold

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Nestled in the highly sought-after village of Galmpton, this charming **THREE BEDROOM DETACHED BUNGALOW** offers 134 square meters of well-designed living space, set on one of the most desirable roads in the area, all with the added benefit of having **NO ONWARD CHAIN**. The property is perfect for those seeking a peaceful retreat with convenient access to local amenities, beautiful gardens, and a tranquil, village lifestyle.

As you step through the front door, you're welcomed into a spacious entrance porch, which leads through to a grand entrance hall. Here, you'll find practical storage solutions, including a built-in cupboard and a separate airing cupboard. The layout flows seamlessly throughout, with the main living spaces providing a perfect balance of comfort and functionality.

To the front of the property, there is a generously sized double bedroom featuring built-in wardrobes. This room benefits from an abundance of natural light, creating a warm and inviting atmosphere. At the rear of the home, another double bedroom is currently furnished with two single beds, but its flexible layout offers great potential for different configurations to suit your needs. Additionally, the third bedroom, located off the dining room, could easily become a luxurious master suite. This room is spacious, with mirror-fronted built-in wardrobes, and it features its own en-suite bathroom, complete with a shower, W.C., basin, and bidet.

The main living areas offer a wonderful sense of space. The lounge, with its large picture window, looks out over the beautiful front garden and is centered around a traditional gas fireplace, perfect for relaxing and unwinding. The adjacent dining room provides a great space for family meals and entertaining. Sliding patio doors lead directly to the rear garden, offering lovely views of the outside space. For those looking to create a more modern living environment, the dining room could easily be knocked through to the kitchen, forming a spacious open-plan kitchen-dining area.

The kitchen itself is charming and practical, with solid wood units and marble-effect worktops. It's equipped with a freestanding electric oven and has plenty of room for essential appliances, including space for a washing machine, under-counter fridge, and freezer. The central dining table provides a relaxed setting for informal meals, while a rear porch offers direct access to the garden.

Outside, the garden is a true standout feature. A real gardener's paradise, it is beautifully landscaped with raised flower beds, mature shrubs, and a variety of stunning plants. A patio area adjacent to the house provides a perfect spot for outdoor dining, while a newly built garden room, fully insulated and with power and lighting, offers a versatile space that could be used as a studio, home office, or relaxing retreat. The garden continues with a spacious lawn area at the rear, and there's a large garden area to the side of the property, partially landscaped with gravel and further shrub beds.

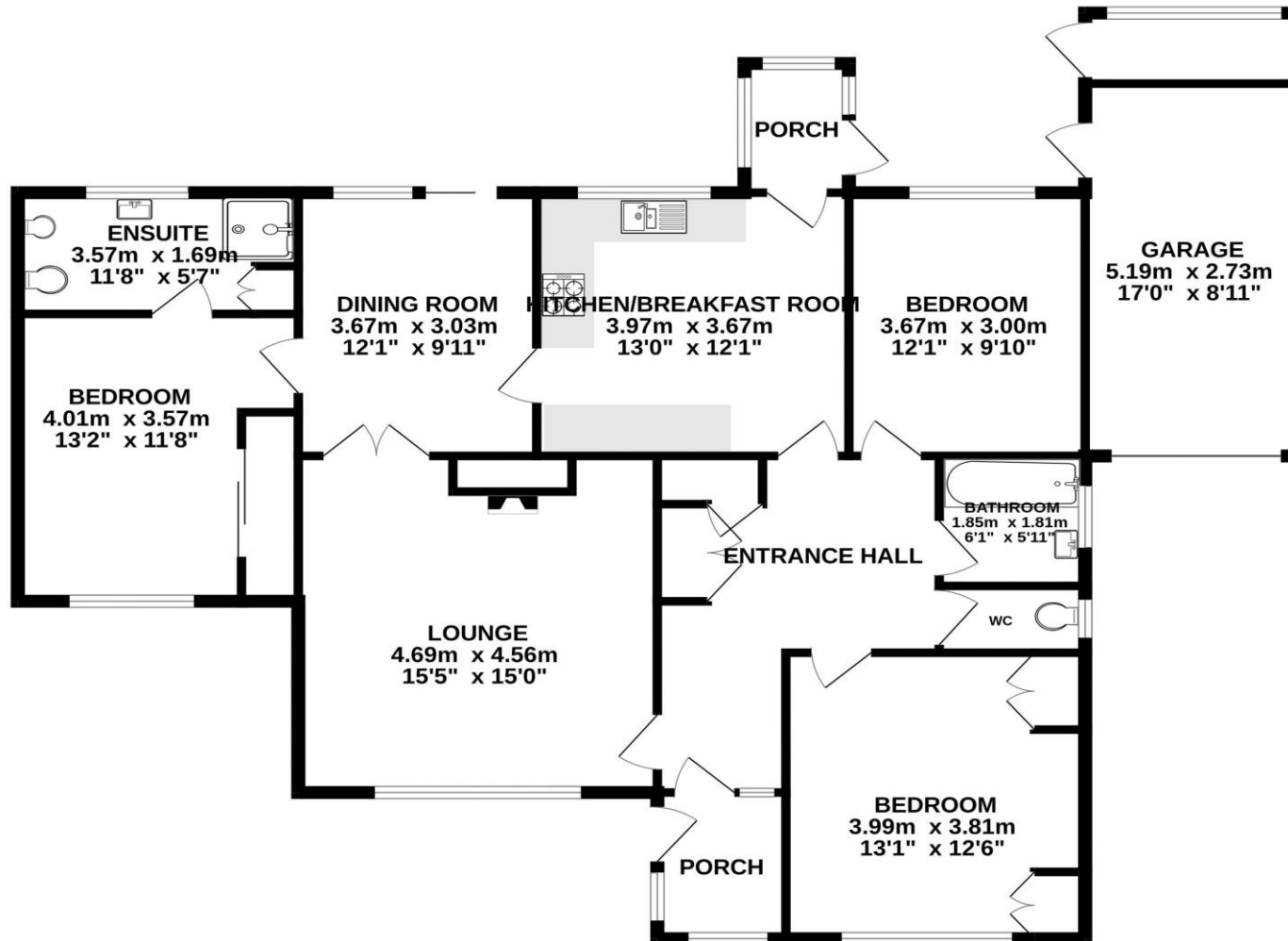
The property also includes a single garage with power and lighting, housing a recently fitted boiler. The driveway is block-paved and provides parking for multiple vehicles, with further garden areas to the side. The main lawn area enjoys the afternoon and evening sun, making it the perfect spot to unwind after a busy day.

Located within walking distance of the Galleon Stores and butcher, as well as a nearby bus stop on Dartmouth Road, the property enjoys a convenient yet peaceful location. The charming village of Galmpton offers a range of local amenities, while being just a short distance from beautiful coastal walks, Broadsands beach, and the National Trust's Greenway Estate. This property is an ideal choice for those looking for a spacious home in a prime location.

With its stunning gardens, generous living spaces, and fantastic potential, 10 Manor Bend is a truly exceptional home that offers the perfect balance of comfort, style, and practicality.



GROUND FLOOR
134.1 sq.m. (1444 sq.ft.) approx.



TOTAL FLOOR AREA : 134.1 sq.m. (1444 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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ENERGY PERFORMANCE RATING: D

COUNCIL TAX BAND: E

AGENTS NOTES: The property is on all mains services. The Ofcom website indicates that broadband and mobile phone reception are available at this address.

VIEWINGS ARRANGEMENTS

Strictly by appointment through Eric Lloyd & Co

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