



**Brimlands, New Road, Brixham – TQ5 9NG**

**Fixed Price £375,000**



## Brimlands, New Road

### Brixham

Being offered for sale with vacant possession and no onward chain is this chalet style bungalow offering flexible accommodation and requiring some updating. The internal accommodation comprises of a reception hall, living room with sunroom, fitted kitchen, dining room, utility room, family bathroom and three double bedrooms. Whilst outside there are level front and rear gardens enjoying a sunny aspect and ample driveway parking leading to a single detached garage.



#### **REAR GARDEN**

Level rear garden enjoying a sunny aspect, laid largely to lawn.

#### **FRONT GARDEN**

Level front garden laid largely to lawn.

#### **On Drive**

1 Parking Space

#### **Garage**

Single Garage



# Brimlands, New Road

## Brixham

The property is located in a tucked away location approximately 2/3 of a mile from Brixham town centre which is a near level walk which boasts an array of shops, amenities and facilities as well as the picturesque Brixham harbour surrounded by range of boutique shops, bars and restaurants. The main 12 bus service can be found at the end of the road with connections to the neighbouring towns of Paignton and Torquay as well as back into Brixham. Churstons 18-hole golf course is just 11/2 miles distance and the property has easy access in and out of Brixham.

Council Tax band: E

Tenure: Freehold

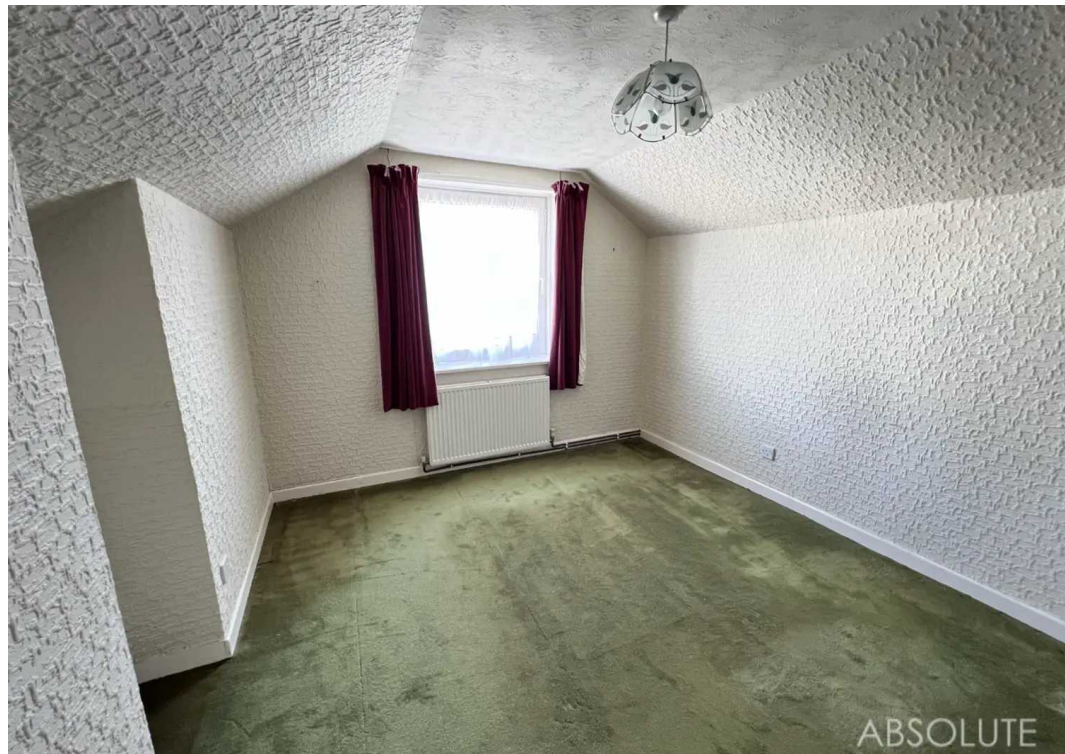
EPC Energy Efficiency Rating: E

- Detached chalet style bungalow with no chain
- Living room with sun room
- Dining room
- Fitted kitchen
- Utility room
- Three bedrooms
- Family bathroom
- Level gardens
- Ample driveway parking leading to a detached single garage



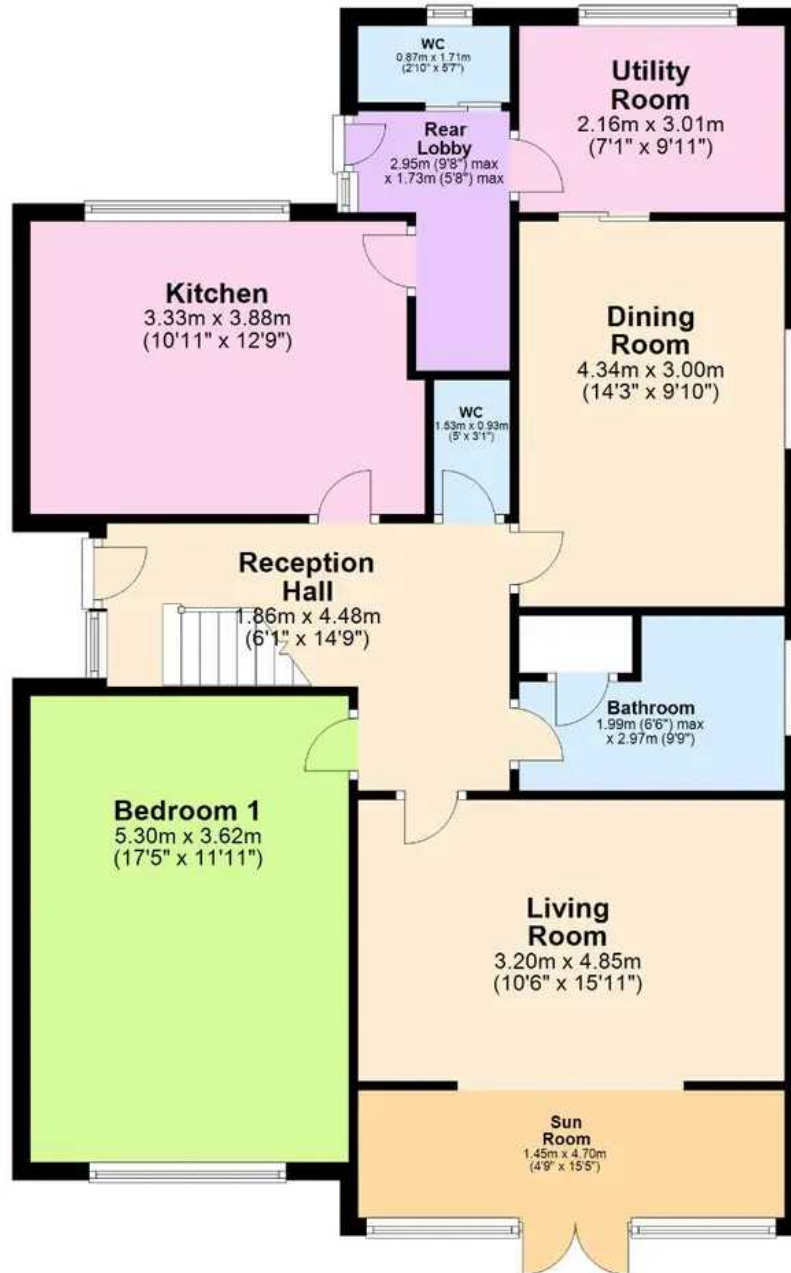


ABSOLUTE



## Ground Floor

Approx. 104.4 sq. metres (1123.4 sq. feet)



## First Floor

Approx. 37.0 sq. metres (397.8 sq. feet)



Total area: approx. 141.3 sq. metres (1521.2 sq. feet)

Approx  
Plan produced using PlanUp.





## Absolute Sales & Lettings

Absolute Sales & Lettings, 36 Fore Street - TQ5 8DZ

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