

23 Holwell Road, Brixham, TQ5 9NE



Nestled in a peaceful and sought-after area, this **TWO BEDROOM SEMI-DETACHED BUNGALOW** offers 59 sq. metres of potential and is ideal for those looking to put their own stamp on their next home. The property benefits from driveway parking, ample garden space with a sunny aspect, landscaped to create a patio area perfect for outdoor relaxation. The kitchen/dining room provides convenient access to the back garden and is a good size, ensuring plenty of room for both cooking and dining. The family room is warmed by a central fireplace and boasts a square bay window, offering charm and character. There are two good sized double bedrooms along with a modern shower room with walk in shower and paneled walls. Brixham's town and harbour is less than a mile distant with the local shop easily accessible on New Road. This property represents a fantastic opportunity to acquire a home with a wealth of potential, situated in a desirable location, all being offered with **NO ONWARD CHAIN**.

£265,000 Freehold

ENTRANCE PORCH

Upvc front door. Radiator. Glazed inner door.

LOUNGE 12' 9" x 12' 4" (3.88m x 3.76m)

Central tiled fireplace. Square bay window to front. Radiator.

INNER HALL

Store cupboard. Loft hatch.

KITCHEN / DINING ROOM 11' 11" x 10' 8" (3.63m x 3.25m)

Double aspect room with windows to rear and door to side. Wall and base units with roll top worktops. Inset stainless steel sink with drainer. Freestanding cooker, under counter fridge and washing machine can all stay if required. Built in pantry cupboard with window. Ample space for dining table and chairs. Radiator.

SHOWER ROOM 7' 11" x 5' 4" (2.41m x 1.62m)

Large walk in shower. Close coupled W.C. Pedestal basin. Window to rear. Airing cupboard housing Worcester combi boiler.

BEDROOM 1 12' 6" x 12' 0" (3.81m x 3.65m)

Window to front. Radiator.

BEDROOM 2 11' 11" x 7' 10" (3.63m x 2.39m)

Window to rear. Radiator.

OUTSIDE

BACK GARDEN

Fully enclosed back garden with feature boundary stone walls. Landscaped to create a large patio area enjoying a sunny aspect. Outside tap. Garden shed. Gated access to front.

FRONT GARDEN

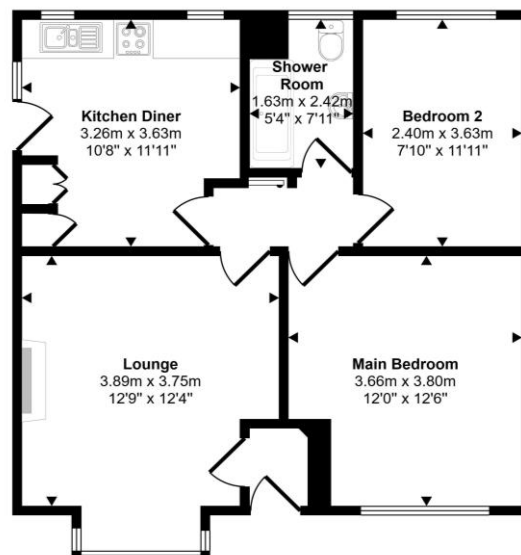
Driveway parking for multiple cars. Border flower beds. Gated access to back garden.

ENERGY PERFORMANCE RATING: D

COUNCIL TAX BAND: B

AGENTS NOTES: The Ofcom website indicates broadband and mobile reception is available at this property. Gas, electric, water are all on mains supply, with a mains drainage connection.

Approx Gross Internal Area
59 sq m / 633 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.

LAYOUT GUIDE ONLY – NOT TO SCALE

The appliances and fixed equipment mentioned in these sales particulars have not been tested by Eric Lloyd & Co. (Churston) Ltd. and therefore prospective purchasers need to satisfy themselves that all such items are in working order. We may receive an introductory fee on recommendations for professional services.

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