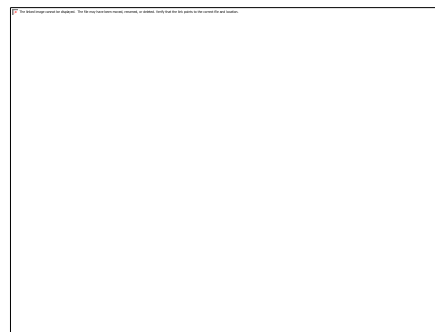


North Boundary Road, Brixham, TQ5 8LQ



A beautifully presented **THREE BEDROOM LINKED BUNGALOW** 'located on the level' just a short stroll away from local shops at Pillar Avenue and also nearby to the local bus service into Brixham town centre and waterfront which is approximately one mile distant.

This immaculate property is 'ready to move into' condition and boasts good size modern kitchen/dining room with integral appliances, and light and bright lounge which looks over the sunny rear garden. A large conservatory leads from the lounge, perfect for enjoying the garden. There are three good size bedrooms, the third is currently utilised as an office. A smart and modern, contemporary shower room with walk in shower completes the accommodation. Gas fired central heating is installed along with double glazing.

Outside provides ample parking space to the front for 3/4 vehicles along with a landscaped garden. The rear garden benefits from a sunny southerly aspect and has been landscaped for ease of maintenance. Viewing is highly recommended.

£339,950 Freehold

ENTRANCE PORCH.

Double glazed entrance door. Courtesy light and ample coat hanging space.

ENTRANCE HALL.

A spacious entrance hall with radiator, loft access hatch with pull down ladder. Doors to:

KITCHEN/DINING ROOM.

17' 8" x 9' 6" (5.38m x 2.89m)

Fitted with a good range of cream and oak effect faced units and ample working surfaces with inset ceramic one and a half bowl sink and drainer. Integral dishwasher and washing machine. and built in electric double oven/grill and four burner gas hob with integral cooker hood over. Tiled flooring. Radiator.

LOUNGE.

15' 10" x 12' 6" (4.82m x 3.81m) approx. Large double glazed window to rear overlooking the rear garden. Radiator. Double glazed door to:

CONSERVATORY/SUN ROOM.

15' 1" x 8' 6" (4.59m x 2.59m) approx.

Tiled flooring. Radiator. Double glazed windows and French doors opening to the rear garden.

BEDROOM 1. 12' 1" x 9' 10" (3.68m x 2.99m) + door recess

Double glazed window to front aspect. Smart custom-built wardrobes to one wall. Radiator.

BEDROOM 2.

10' 5" x 9' 10" (3.17m x 2.99m)

Double glazed window to rear. Radiator. Fitted vanity shelf.

BEDROOM 3/OFFICE.

9' 7" x 7' 1" (2.92m x 2.16m)

Double glazed window. Radiator.

SHOWER ROOM/W.C.

Super modern shower room comprising walk in double shower, fitted white vanity unit with display shelf and mirror over. Concealed flush W.C. and inset washbasin. Fully tiled. Heated towel rail. Double glazed window.

OUTSIDE

FRONT.

Driveway and hard standing providing ample parking space. Part landscaped front garden with flowerbeds surrounding.

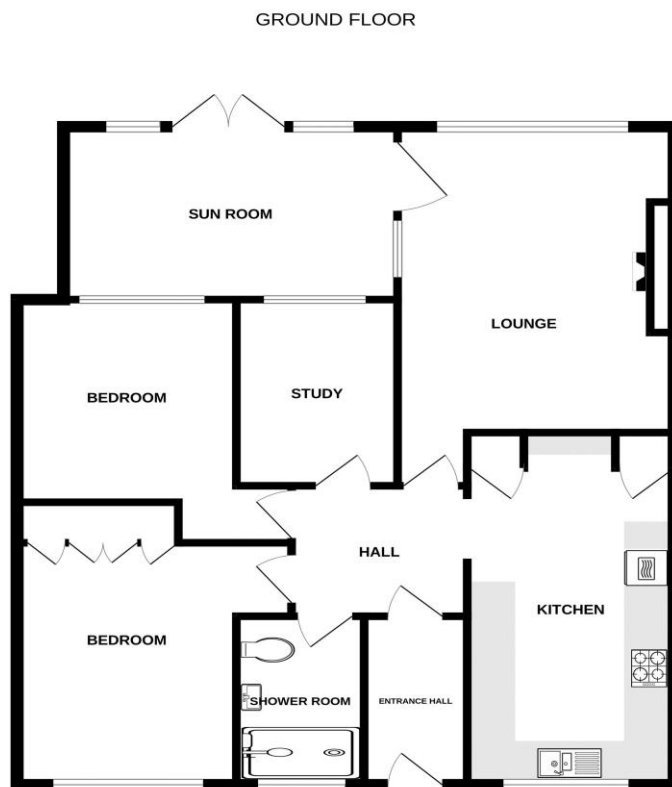
REAR GARDEN.

A southerly facing rear garden which is enclosed and enjoys good privacy. The garden is landscaped for ease of maintenance with raised flowerbeds and various seating areas. There is a large timber decked seating area beyond and an access gate to the rear service pathway

ENERGY RATING: C

COUNCIL TAX BAND: C

NOTE: The Ofcom website indicates that standard, superfast and ultrafast broadband is available. Ofcom also say mobile coverage is likely.



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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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.

Ref B0002087 Written by: R.C