



5 Bala Brook Close



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Brixham, Devon TQ5 0RQ

Exeter 30 miles Plymouth 34 miles Totnes 10 miles

Charming three bedroom detached bungalow nestled in the exclusive Brixham Heights development, just a scenic two-mile drive from the vibrant town centre and bustling harbour.

- Detached Three Bedroom Bungalow
- Quiet and Secluded Position
- Beautiful & Established Gardens
- Freehold
- Double Garage with Block Paved Drive
- Immaculately Presented Throughout
- Light & Spacious Accommodation
- Council Tax Band F

Guide Price £600,000

SITUATION AND DESCRIPTION

Charming three bedroom detached bungalow nestled in the exclusive Brixham Heights development, just a scenic two-mile drive from the vibrant town centre and bustling harbour. Situated at the end of a quiet cul-de-sac, this much loved home enjoys a secluded position, offering a peaceful retreat surrounded on all sides by the stunning gardens. Well-maintained, the bungalow boasts extensive accommodation on the main living level, featuring a spacious lounge/dining area, and a large conservatory that wraps around the property on two sides flooding the space in natural light. The generous principal bedroom boasts an ensuite shower room whilst two additional double bedrooms provide ample space for family or guests. The property also includes two convenient extra rooms at the garden level with extra storage areas, providing versatility for various needs. With garaging and parking handled by a wide block paved driveway and a double garage, this home ensures convenience. The beautiful garden is complemented by manicured lawns framed with established and colourful borders making it a perfect haven for both relaxation and entertaining. Don't miss the opportunity to make this cherished home yours in the heart of Brixham Heights.

Bala Brook is a quiet residential Cul de sac, popular for its peaceful setting. It's location in Higher Brixham provides easy access in and out of Brixham, with bus services and local shops & amenities close at hand. There are a multitude of beautiful coastal walks with easy access to local dog-friendly parks. Brixham is a bustling harbour side town famous as a fishing port, and has one of the largest fishing fleets in the United Kingdom. The fresh catch is sold in the Fish Markets located on the quayside. There is a very impressive marina, eternally popular with the boating fraternity, and many fine restaurants, bars and Cafes.



ACCOMMODATION

Access to the property is gained via the double glazed porch with further double glazed door to the entrance hall stretching the full length of the property with the benefit of a cloaks cupboard, airing cupboard housing the hot water cylinder and doors to all rooms, including the double garage. The living room features a gas fire with stone hearth, mantle and surround, large picture window enjoying views over the rear garden and beyond towards the horizon. Ample space is provided for the three piece suite and more with direct access via two large sliding doors to the conservatory which wraps around the property on two sides and allows for ample seating and dining space, double glazed windows on all sides make this the perfect spot to take in the wonderful garden views, whatever the weather. Drift through into the kitchen a practical space with all the convenience required. A range of eye level and matching base fitted units provide ample storage space with spaces for a Range style oven and washing machine, integrated dishwasher and fridge freezer, inset double sink with windows overlooking the pretty rear garden, helping make washing up less of a chore. Bedroom one is a spacious double room with dual aspect windows including a box bay, a range of built in wardrobes provide good storage solutions with an ensuite for added convenience. The ensuite comprises a three piece suite including a low level WC, wash hand basin and shower cubicle. Bedrooms two and three are both comfortable double rooms and boast built in wardrobes with hanging and shelf space. The family bathroom provides a three piece suite including a low level WC, wash hand basin and panel enclosed bath with mixer taps and shower attachment. A separate WC can be found at the entrance to the hallway with a low level WC and hand wash basin and completes the accommodation for this level of the bungalow. Take the steps from the property at the rear to the garden level where via the greenhouse a large and comprehensive series of storage rooms can be found. Two of these rooms are currently used for an office and an occasional bedroom however, the appropriate permissions should be sought should you want to use these spaces as further accommodation. A labyrinth of other storage spaces ranging in size and height can also be accessed under the property adequate for most buyers needs and more.

OUTSIDE

Step into the outdoor paradise of this property, where a meticulously manicured lawn embraces the bungalow on nearly all sides. The verdant oasis is adorned with established borders, showcasing an array of feature shrubs and a diverse collection of flowering and fruiting trees that add a touch of natural elegance. Enclosed by a combination of well-maintained hedgerows and fencing, the garden not only enhances the property's aesthetics but also provides a gardener's delight. Enjoy a sense of privacy and seclusion as you explore the tranquil surroundings, offering a delightful burst of colours throughout the year. This outdoor haven is a perfect retreat for those seeking a harmonious blend of nature and comfort right at their doorstep.

Parking to the property is provided by a block paved driveway via a five bar gate with space for approximately four vehicles and access to the double garage with up and over electric door, light and power.

SERVICES

Mains water, drainage, gas and electricity. Gas central heating. Solar Panels fitted. Superfast Broadband is available. Mobile networks available EE, O2 and Vodafone.

VIEWING

Strictly by prior appointment with Stags on 01803 200160.

DIRECTIONS

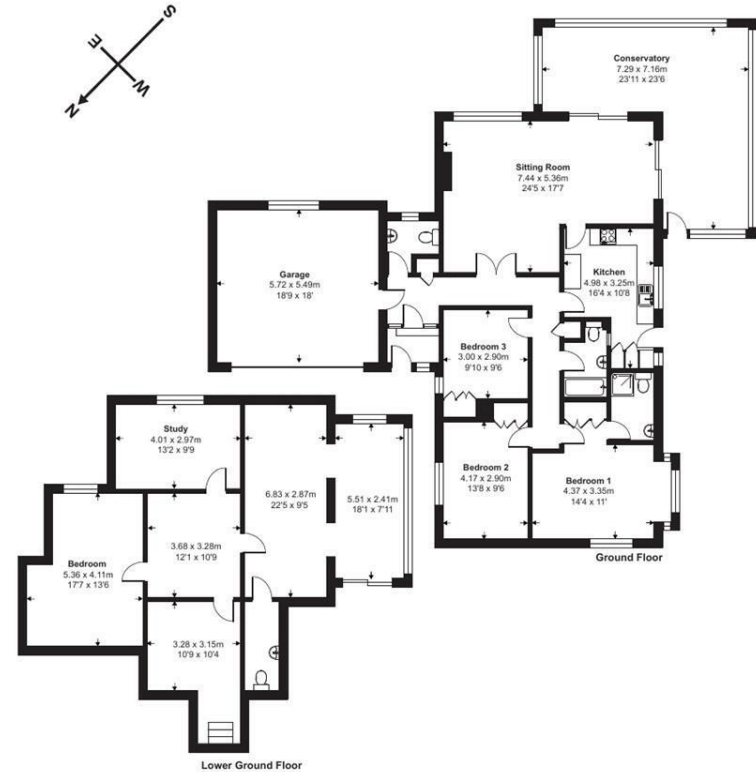
Upon entering Brixham on the A3022 New Road, at the traffic lights keep right onto Monksbridge Rd. At the roundabout, take the 3rd exit onto Mathill Rd, Turn right onto Summercourt Way, Turn left onto Bellever Tor Dr, Turn left onto Bala Brook Cl, Close, Turn left to stay on Bala Brook Close and the destination will be on the right.



These particulars are a guide only and should not be relied upon for any purpose.



Approximate Area = 2802 sq ft / 260.3 sq m
 Garage = 335 sq ft / 31.1 sq m
 Total = 3137 sq ft / 291.4 sq m
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2024. Produced for Stags. REF: 1081904

6 Vaughan Parade, Torquay,
 TQ2 5EG

torquay@stags.co.uk

01803 200160



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		83	86
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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