



6 Springdale Close



Brixham Harbour 1 mile Torquay 8 miles
Exeter 29 miles

Quietly situated in a Cul-de-Sac location in Higher Brixham this two bedroom Bungalow comes to the market for the first time in over 40 years. Immaculately presented throughout and with the added bonus of a full new heating system, this property would make a comfortable home for anyone looking in the local area.

- Semi-Detached Bungalow
- Cul-de-Sac Location
- Well-Presented Throughout
- New Heating System
- Secluded Rear Garden
- First Time to the Market in 40 Years
- Council Tax Band C

Asking Price £325,000

SITUATION & DESCRIPTION

Quietly situated in a Cul-de-Sac location in Higher Brixham this two bedroom Bungalow comes to the market for the first time in over 40 years. Immaculately presented throughout and with the added bonus of a full new heating system this property would make a comfortable home for anyone looking in the local area. This delightful home briefly comprises two double bedrooms, well-presented kitchen, modern shower room and generous living room with conservatory overlooking the Westerly facing rear garden. Outside the property enjoys a level, Westerly facing rear garden laid to patio with established borders and access to a large storeroom and Garage. To the front a driveway allows parking for 1 vehicle with on street parking available and an area laid to decorative gravel. Approach to the property is via two large double gates.

Close to hand the property benefits from the popular and St. Marys Bay with its delightful half sandy and half pebbly beach. The harbour and shopping centre are also within easy reach as is St Mary's Park. Brixham, once known as the great fishery of the west, boasts a vibrant fishing port surrounded by colourful houses that paint a picturesque coastal scene. Renowned for its world-class seafood, the town's historic harbour is a hive of activity, flanked by quaint boutiques and restaurants showcasing the local produce. Enthusiasts of the outdoors will appreciate its scenic coastal walks, golden beaches, and panoramic views from Berry Head National Nature Reserve. Embodying a unique blend of tradition and community spirit, Brixham promises a unique blend of serene seaside living and vibrant community spirit.

ACCOMMODATION

Access to the property is via a double glazed entrance porch with double glazed windows to the side aspect, meter cupboard and further double glazed door to the entrance hall. Upon entering the entrance hall doors lead to all rooms with a large loft access hatch (newly fitted boiler situated in loft space) built in cloaks cupboard. To the front of the property the kitchen benefits from fitted eye level and matching base fitted units with 1 1/2 bowl sink and drainer, spaces for washing machine, fridge freezer and brand new Range style oven ideal for any avid cook or when the family come to visit, double glazed windows to front aspect, two original fitted pantry cupboards, tiled to principal areas including a tiled floor for ease of maintenance. Also located to the front of the property is the living room which is a generous space with full length double glazed windows flooding the space with natural light. A feature

fireplace with gas fire (not connected) and provides the room with a focal point. Bedroom one is a comfortable double room with a range of fitted wardrobes with hanging and shelf space, double glazed windows to rear aspect. Bedroom two is another double room with double glazed French doors to the rear leading to the conservatory. The conservatory stretches across the rear of the property with double glazed windows overlooking the rear garden under a polycarbonate roof with quarry tiled flooring and a door to the outside. A shower room completes the ground floor and comprises a three piece suite with shower, low level WC and wash hand basin, mostly tiled including ceramic tiled flooring, opaque double glazed window to the side aspect.

OUTSIDE

To the front of the property the driveway provides parking for 1 car with double metal gates leading through to the front door and down to the Garage (not suitable for a car). The front garden has been laid to decorative gravel for ease of maintenance. To the rear of the property the Westerly facing garden area is laid to patio with established borders and access to a large storeroom. Double doors lead to the garage from the garden, the garage has power and light with an electric roller door to the front.

SERVICES

Mains Water, Electric and Gas, Mains Drainage. Standard, Superfast and Ultrafast broadband supplied by Openreach available in the area. Mobile Network is available with Vodafone, O2, EE and Three.

LOCAL AUTHORITY

Torbay Council, Town Hall, Castle Circus, Torquay, Devon, TQ1 3DR.
Tel : 01803 201201 E-mail: fss@torbay.gov.uk

VIEWING ARRANGEMENTS

Strictly by prior appointment with Stags on 01803 200160.

DIRECTIONS

Upon entering Brixham take the right hand turning at the lights into Monksbridge Road, continue over the mini roundabout into Horsepool St, turn right into Milton St and left and hard left into Upton Manor Road, continue along to where the road splits and take the right hand side into St Marys Road, turning into Springdale Close where the property can be found on the right hand side displayed by our board.





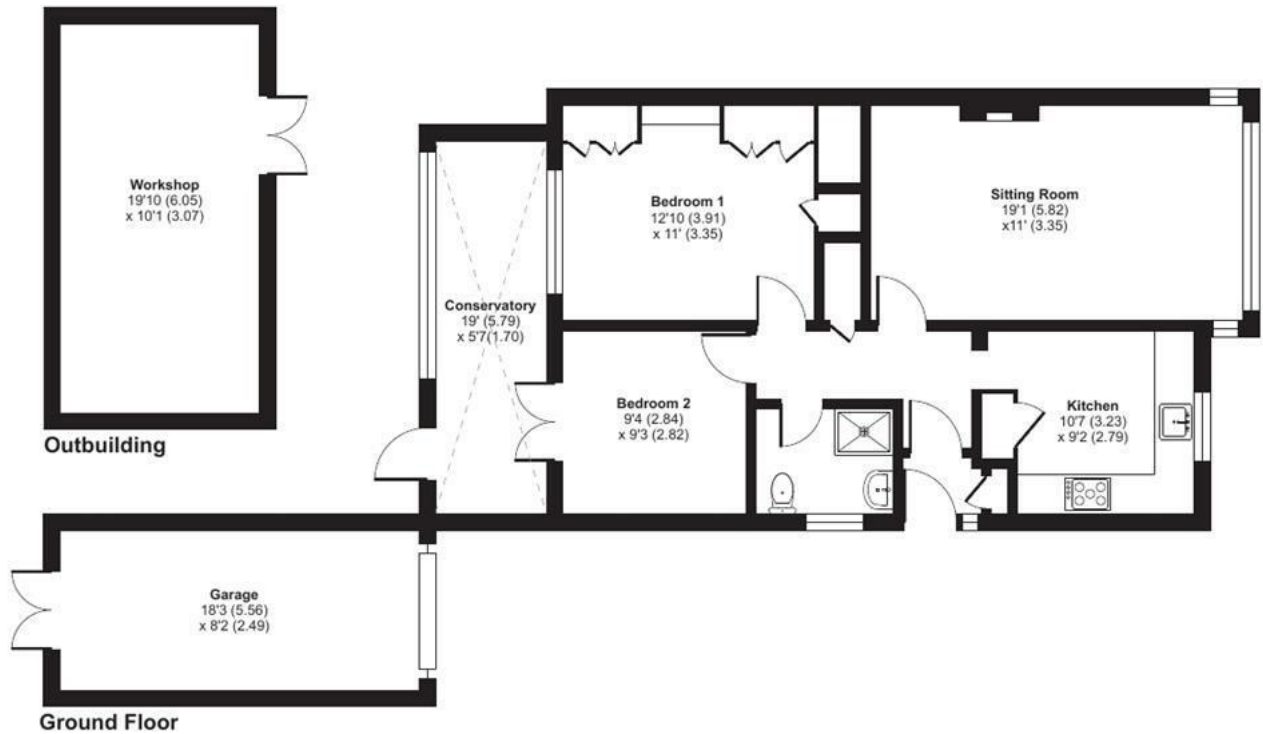
Approximate Area = 821 sq ft / 76.2 sq m

Garage = 150 sq ft / 13.9 sq m

Outbuilding = 202 sq ft / 18.7 sq m

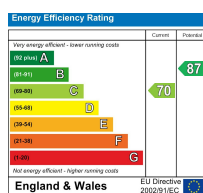
Total = 1173 sq ft / 108.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Stags. REF: 1118536

IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



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