



11, Greenover Close



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Brixham, TQ5 9NF

Exeter 30 miles Plymouth 34 miles Totnes 10 miles

Welcome to this charming and spacious three bedroom detached bungalow, nestled at the head of a peaceful cul-de-sac. This delightful home comes complete with a separate one bedroom annexe, perfect for guests or extended family.

- Detached Bungalow with Potential
- One Bedroom Annexe
- Generous and Secluded Garden
- Council Tax Band C (Annexe Band A)
- Three Bedrooms
- No Forward Chain
- Quiet Cul de Sac Location
- Freehold

Asking Price £450,000

SITUATION & DESCRIPTION

Welcome to this charming and spacious three bedroom detached bungalow, nestled at the head of a peaceful cul-de-sac in the ever popular fishing town of Brixham. This delightful home comes complete with a separate one bedroom annexe, perfect for guests or extended family. The property boasts a driveway, offering ample parking, and a sunny, well-maintained garden, ideal for outdoor relaxation and entertaining. With no onward chain, this home is ready for a new buyer to make your own as is in need of updating. The property briefly comprises of a good size lounge, three bedrooms, family bathroom and kitchen with a utility area opening to a further area ideal for use as an office/study. The annexe area provides flexibility with a double bedroom, lounge, kitchen and bathroom enjoying views over the rear garden.

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

This property offers a wealth of scope and potential, perfect for anyone looking to make the a property their own. The bungalow is in need of some home improvements, although works have been started, currently they remain unfinished. The property includes a bay-fronted lounge with a fireplace, adding a touch of elegance and warmth, flooded by natural light. The kitchen, situated to the rear of the property, offers direct access to a generously sized utility room for added convenience. There are three bedrooms, two of which being double rooms with the third a comfortable single or ideal office. A dining area is located at the rear of the property, with the wall between the dining room and one of the back bedrooms currently removed, providing a larger, more flexible living space if required.

The annexe enjoys its own independent access, leading into an inner hallway where you'll find a double bedroom and a bathroom. The hallway also provides access to a cosy lounge, perfect for relaxation. The kitchen is conveniently located just off the lounge. Additionally, patio doors open onto a raised patio terrace, offering a lovely aspect across the garden and towards the hills, creating an idyllic spot for outdoor dining or simply enjoying the scenic views. This self-contained annexe is ideal for guests, extended family

OUTSIDE

The property boasts an excellent-sized sunny and private plot, which extends down to a charming small orchard perfect for any gardening enthusiasts out there. The approach to the property is via the gravel drive allowing for parking plus access to the bungalow and annexe, with a pathway leading to the front doors of both properties, quietly nestled behind an established privet hedge. With colourful and well-stocked borders the front garden is a delight year round. Enjoy the ultimate outdoor retreat with a mostly level rear garden, providing far-reaching views. The thoughtfully designed raised deck area offers the perfect setting for al fresco dining, creating an ideal space to savour meals with family and friends while soaking in the captivating surroundings. The rear garden affords a good degree of seclusion and privacy courtesy of the established borders that line the borders of the plot.

SERVICES

Mains Gas, Water, Drainage & Electricity. Up-to Ultrafast Broadband available in the area with Openreach. Limited mobile phone coverage with 02, Three and EE.

VIEWING ARRANGEMENTS

Strictly by prior appointment with Stags on 01803 200160.

DIRECTIONS

Upon entering Brixham drive down New road and take the 2nd on your left into Holwell Rd, proceed down Holwell Rd and take the first turning on your right into Greenover Close where the property can be found on your right hand side near the end of the road.



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.

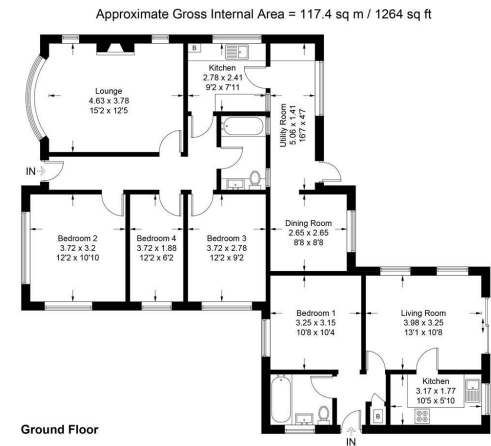


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1092429)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C			
(55-68) D		61	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

6 Vaughan Parade, Torquay,
TQ2 5EG

torquay@stags.co.uk

01803 200160



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