



Orchard Grove, Brixham, TQ5 9RH

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£315,000 Freehold



Offered for sale with **NO ONWARD CHAIN**, this well-presented **THREE/FOUR BEDROOM SEMI DETACHED CHALET BUNGALOW** occupies a convenient position on the outskirts of Brixham, ideally placed for everyday amenities while enjoying an attractive open outlook to the rear.

A local Spar convenience store is just a short walk away, with well-regarded schools and St. Mary's Park also close by, making this an excellent choice for families, retirees or those seeking versatile accommodation in a popular residential location.

The property has been well maintained and offers flexible living space arranged over two floors. An entrance hall welcomes you into the home, featuring stairs to the first floor, a useful storage cupboard and separate linen cupboard.

The generous lounge enjoys a pleasant front aspect through a large window, creating a bright and comfortable living space.

The kitchen is fitted with an excellent range of white-fronted wall and base units complemented by wood-effect worktops and an inset stainless steel sink with drainer. Integrated appliances include a dishwasher and washing machine, while a built-in eye-level electric oven and grill, electric hob and cooker hood provide practical cooking facilities. A cupboard conceals the Worcester gas-fired boiler with space below for a tumble dryer. The kitchen benefits from a dual aspect, with a door opening directly onto the rear decking and garden.

There are two double bedrooms on the ground floor, providing excellent flexibility. The front bedroom offers comfortable accommodation, while the rear bedroom is currently arranged as a dining room and enjoys French doors opening onto the rear deck, creating an ideal space for entertaining or relaxing. The ground floor is completed by a bathroom fitted with a bath, pedestal wash basin and low-level WC.

Upstairs are two further bedrooms, including a double bedroom with a Velux roof window and a spacious L-shaped bedroom with under-eaves storage, a built-in wardrobe and a window enjoying a lovely open outlook. A shower room serves the first floor, fitted with a corner shower enclosure with Triton shower, pedestal wash basin and close-coupled W.C.

Outside, the front garden has been gravelled for ease of maintenance, while a generous driveway extends along the side of the property, providing ample off-road parking.

The enclosed rear garden features a substantial decked terrace stretching across the rear of the bungalow, perfectly positioned to enjoy the open outlook. Steps lead down to a lawn bordered by established flower beds and specimen trees, creating an attractive outdoor space.

A powered garden shed is included in the sale, along with a freezer, adding further practicality to this appealing home.



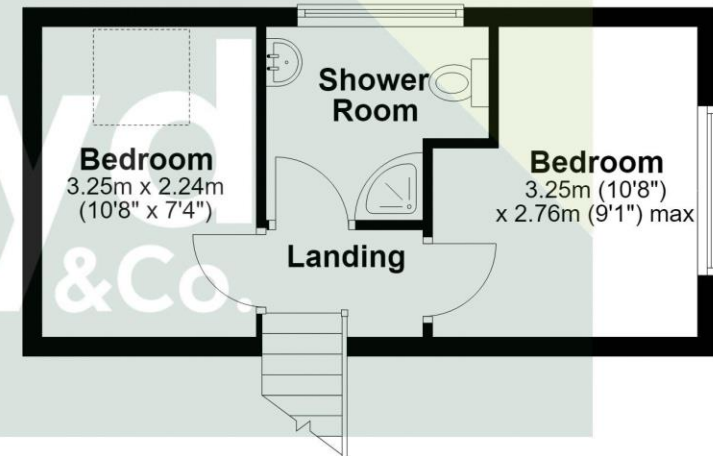
Ground Floor

Approx. 61.6 sq. metres (663.3 sq. feet)



First Floor

Approx. 22.2 sq. metres (239.3 sq. feet)



Total area: approx. 83.9 sq. metres (902.6 sq. feet)

This floorplan is only for illustration purposes and measurements of rooms and locations of doors, windows, etc are approximate and no responsibility is taken for any errors or omissions

Plan produced using PlanUp.



ENERGY PERFORMANCE RATING: TBC

COUNCIL TAX BAND: C

AGENTS NOTES: The Ofcom website indicates that standard, superfast and ultrafast broadband is available and that mobile performance is as follows: EE 82% / VODAPHONE 82% / O2 74% / THREE 71%

VIEWINGS ARRANGEMENTS

Strictly by appointment through Eric Lloyd & Co

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