


# Vale Close, Galmpton, Brixham, TQ5 0LX

Eric Lloyd & Co.





# £465,000 Freehold

## A spacious, 2/3 bedroomn Detached Bungalow set on a large corner plot garden in the heart of Galmpton village.

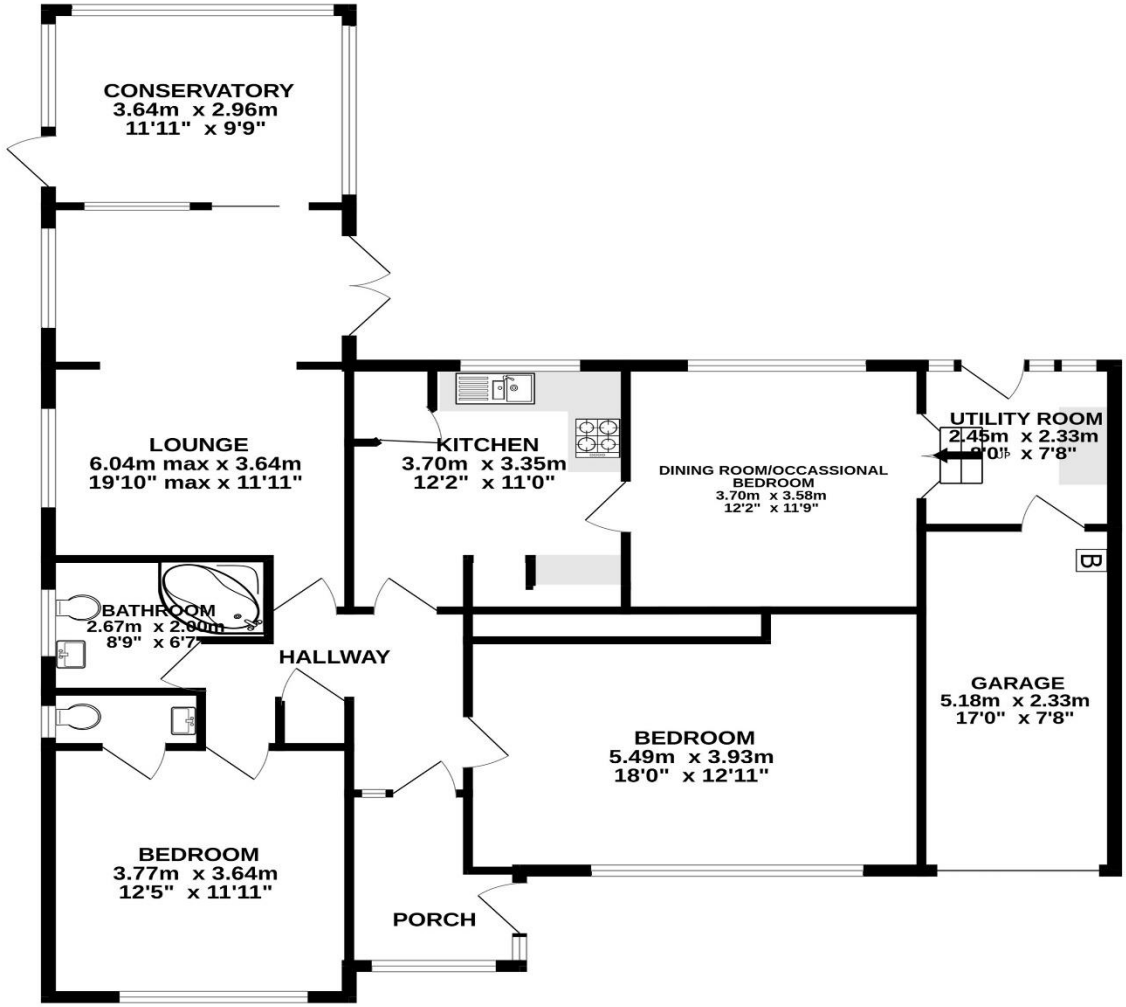
Tucked away in a peaceful cul-de-sac in the heart of Galmpton village, this versatile 2/3-bedroom **DETACHED BUNGALOW** is set on a generous corner plot garden.
The bungalow offers spacious interiors, flexible accommodation, and a wonderful outdoor setting complete with summerhouse, greenhouse, and various fruit trees, perfect for keen gardeners. The property offers an appealing lifestyle opportunity in one of the area's most sought-after villages.
The bungalow is approached via a private driveway providing ample off-road parking, which leads to an integral garage for further convenience and storage. It would now benefit from some modernisation and update, perfect for a purchaser to create their dream home.

The accommodation is both practical and adaptable. At its heart is a comfortable lounge, a welcoming space for everyday living. From here it opens into the conservatory, which in turn provides direct access to the garden and allows natural light to flood the room, creating a bright and airy atmosphere.
The kitchen is well laid out with fitted units and space for appliances, while a separate utility room adds practicality, ideal for laundry and additional storage as well as internal access to the garage and garden. A dining room sits alongside, a versatile space equally suited for formal dining, a home office, or even as an occasional bedroom if required.
In addition, the property provides two well-proportioned bedrooms, one of these benefits from its own en suite W.C. while both rooms are comfortable doubles. The arrangement ensures the property works well for a range of buyers, from couples and small families. A family bathroom completes the internal layout, serving the household with practicality.

Externally, the property truly excels. Sitting on a large corner plot, the garden has been thoughtfully designed and lovingly maintained. There are areas of lawn, shaped and well-stocked borders, and a range of fruit trees providing seasonal interest. A summerhouse offers a quiet retreat for reading or hobbies, while a greenhouse and the kitchen garden area is perfect for gardening enthusiasts. The size and layout of the garden provide plenty of scope for outdoor entertaining, children's play, or simply enjoying the peaceful surroundings.

The village of Galmpton is one of South Devon's most desirable locations, prized for its welcoming community, rural feel, and proximity to the River Dart and Torbay coastline. Local amenities include a village shop, post office, and highly regarded primary school, while scenic walks can be enjoyed nearby at Galmpton Creek. Despite its tranquil setting, Galmpton is well positioned for access to the neighbouring towns of Paignton, Brixham, and Totnes, offering a wide range of facilities and transport links.

GROUND FLOOR
127.8 sq.m. (1375 sq.ft.) approx.




TOTAL FLOOR AREA : 127.8 sq.m. (1375 sq.ft.) approx.

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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ENERGY PERFORMANCE RATING: E

COUNCIL TAX BAND: E

AGENTS NOTES: The Ofcom website indicates that standard and superfast broadband is available along with average mobile reception, but please check with your network provider.

VIEWINGS ARRANGEMENTS
Strictly by appointment through Eric Lloyd & Co

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