

3 Lichfield Drive, Brixham, TQ5 8DL
Freehold Bungalow - Detached
Asking Price £365,000

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Situated in one of Brixham's sought-after residential roads, this beautifully presented two double bedroom detached bungalow offers an excellent opportunity for anyone looking for a comfortable, low-maintenance home that is ready to move straight into. Offered chain free, the property has been extensively improved and carefully maintained, with an EPC rating of C, modern electrical upgrades, new heating boiler and recently fitted A-rated uPVC front windows.

The location combines a peaceful residential setting with excellent access to everything Brixham has to offer. Local shops, a pub and regular transport links are all within easy reach, while scenic coastal walks and the beautiful Fishcombe Cove are just a short stroll away. Brixham's bustling harbour, waterfront and town centre are less than a mile away, making this a particularly convenient position for enjoying both the town and the coast.

Approached over a smart resin driveway, there is ample off-road parking with the possibility of widening the driveway further if required. A detached garage provides additional parking or useful storage and benefits from power, a uPVC door and window. The gardens have been designed with ease of maintenance in mind, incorporating an attractive selection of well-established plants to create a colourful and welcoming outside space.

A spacious glazed entrance opens into the entrance hall and immediately gives the bungalow a bright and inviting feel. From here, the accommodation flows comfortably throughout, with the property having been arranged to provide generous living space alongside two genuinely good-sized double bedrooms.

The kitchen is particularly well equipped and comes complete with the appliances, including an AEG gas hob with fitted extractor, AEG eye-level oven and built-in AEG microwave. There is also a large integrated fridge and separate integrated freezer, tiled flooring and excellent storage. A cupboard houses the combi central heating boiler, which has been fully serviced.

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- Lovely Detached Bungalow
- New Heating Boiler
- With No Onward Chain
- Two Double Bedrooms
- New Electric Board & Test
- Freehold - Council Tax Band D









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Adjoining the kitchen is a generous dining room with plenty of space for a large dining table. A uPVC glazed door looks onto and opens directly to the garden and resin patio, creating an excellent connection between the indoor and outdoor living spaces. The patio provides a lovely spot for outside dining and entertaining during the warmer months.

The lounge is another particularly welcoming room, featuring a large window which provides plenty of natural light together with an attractive open outlook. There is ample space for comfortable seating and an internet connection point is already provided, making this an easy room in which to settle and relax.

Both bedrooms are comfortable doubles with useful fitted storage. The principal bedroom enjoys a large window overlooking the front garden and has an extensive range of fitted wardrobes across one wall. The second double bedroom is positioned to the rear and also benefits from a built-in wardrobe, making the accommodation equally practical for couples, visiting family or those requiring a home office or guest room.

The shower room has been finished to an excellent standard, with fitted storage cupboards, an illuminated mirrored cabinet and a generous shower enclosure with quality controls. Both a heated towel rail and separate radiator ensure the room remains warm and comfortable. Above the bungalow is a large loft with excellent headroom, power and a uPVC window, providing substantial additional storage and offering exciting potential for conversion, subject to any necessary planning and building regulation approvals.

This is a particularly appealing bungalow where much of the hard work has already been completed. The property has A-rated uPVC front windows with a FENSA certificate, a new EICR and an upgraded modern metal-enclosed consumer unit, while the combi boiler is new also. All appliances are included and the furniture can also be made available if wanted. With its attractive gardens, resin driveway and patio, detached garage, two double bedrooms and convenient coastal location, this freehold, chain-free bungalow represents a superb ready-to-enjoy home in Brixham.









Council Tax Band: D



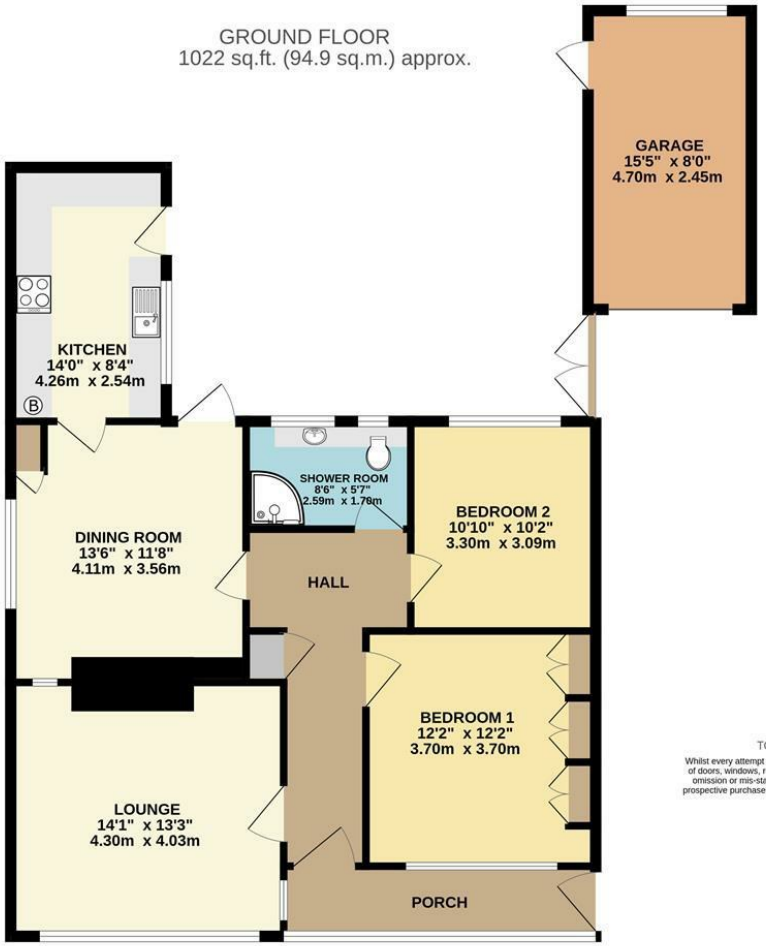






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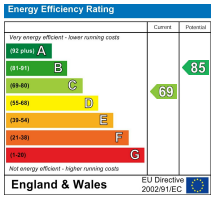
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TOTAL FLOOR AREA : 1022 sq.ft. (94.9 sq.m.) approx.

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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Current EPC Rating: C



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