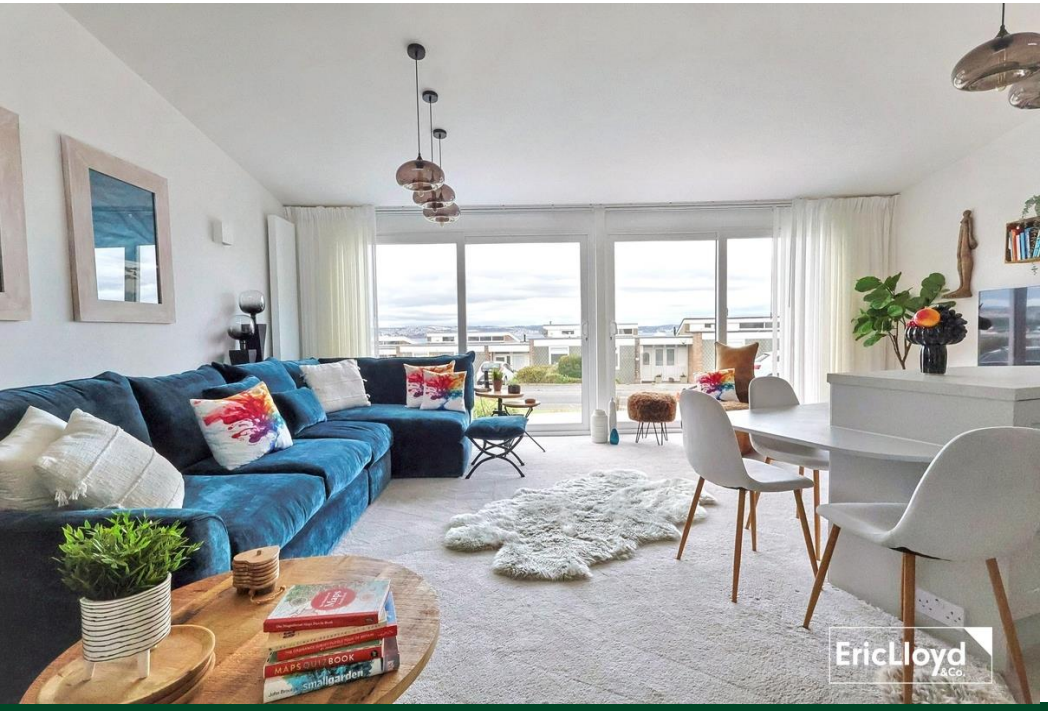


Marina Drive, Brixham, TQ5 9BB

Eric Lloyd &Co.





£385,000 Freehold

A stunning **TWO BEDROOM BUNGALOW** enjoying sea and coastal views, occupying an enviable position within this highly sought-after cul-de-sac on the popular Berry Head side of Brixham. Meticulously updated, improved and maintained by the current owner, this exceptional home is presented with flair, style and quality throughout and is offered for sale with **NO ONWARD CHAIN.**

The attractive frontage immediately sets the tone, featuring a smart, low-maintenance artificial lawn, resin-bound seating areas and an immaculate driveway providing ample off-road parking, together with a useful carport. The carport benefits from both a water tap and power points, adding excellent practicality.

A composite entrance door opens into a beautiful and welcoming hallway, from which the principal rooms are accessed. Double doors lead into the impressive, light-filled open-plan living space, where two wide sets of patio doors allow natural light to flood the room and provide sea and coastal views.

The high-quality kitchen is finished in an attractive soft-grey colour scheme with complementary work surfaces and a cleverly shaped breakfast/seating area. Integrated appliances include a fridge/freezer and dishwasher, while built-in appliances comprise an electric oven, induction hob and microwave.

Also accessed from the hallway is a contemporary bathroom/W.C., fitted with a white suite including panelled bath with shower screen and shower over, pedestal wash hand basin and low-level W.C.

The principal bedroom is a comfortable double, featuring a window overlooking the garden and French doors opening directly onto the rear garden. It is further complemented by a modern en-suite shower room with a generous double shower enclosure. Bedroom two is another well-proportioned double bedroom, again enjoying French doors providing direct access to the garden.

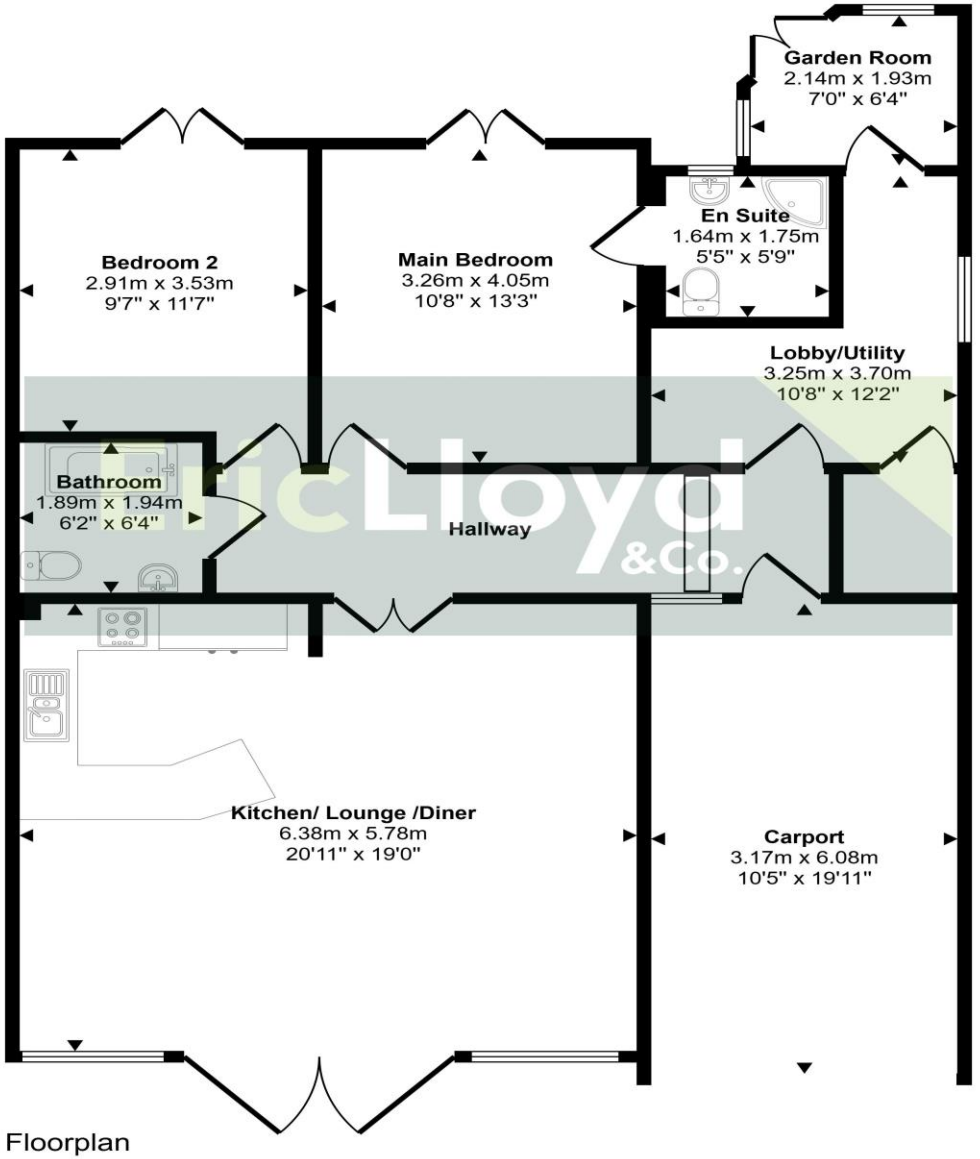
A particularly useful addition to the rear of the property is the lobby, incorporating built-in storage, housing for the Worcester boiler and a discreet utility area with plumbing and space for a washing machine (the washing machine is included in the sale). A further door leads into the delightful garden room, where French doors once again provide an attractive outlook and access to the beautifully landscaped rear garden. The rear garden is exceptional and enjoys a desirable southerly aspect.

Landscaped over two levels for ease of maintenance, it includes two garden sheds, one benefiting from light and power. A galvanised spiral staircase provides access to the property's outstanding large roof terrace, where breathtaking 180-degree panoramic views extend across Torbay and towards Lyme Bay.

The property benefits from double glazing and gas-fired central heating.

Overall a beautifully presented and extensively improved bungalow in a superb Brixham location, offering exceptional views, excellent outdoor space and genuine move-in-ready appeal. **Early viewing is highly recommended.**

Approx Gross Internal Area
95 sq m / 1027 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.








ENERGY PERFORMANCE RATING: D

COUNCIL TAX BAND: D

AGENTS NOTES: The Ofcom website indicates that standard, superfast and ultrafast broadband is available and that mobile performance is as follows EE 83% / VODAPHONE 83% / O2 77% / THREE 75%

VIEWINGS ARRANGEMENTS
Strictly by appointment through Eric Lloyd & Co

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