



North Boundary Road, Brixham, TQ5 8JS

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£430,000 Freehold



Enjoying a particularly desirable position on the popular North Boundary Road, this beautifully presented **TWO BEDROM BUNGALOW** occupies a level plot and backs directly onto beautiful rolling fields, creating a wonderful sense of space and countryside beyond. Ideally located approximately one mile from Brixham town centre, the property offers an excellent combination of convenience, privacy and easy access to some of the area's finest walks.

The property is link-detached and is approached over a private driveway providing off-road parking, with a beautifully maintained front garden creating an attractive first impression.

A spacious entrance porch provides a useful area for coats and shoes and leads into the central hallway, which connects all of the principal rooms. There is also access to a useful study and a separate store room housing the electrical consumer unit.

To the front are two generous double bedrooms, both enjoying a pleasant outlook, together with a centrally positioned and spacious shower room fitted with a large walk-in shower cubicle.

The impressive double-aspect lounge is a lovely place to relax, with sliding patio doors opening directly onto the rear terrace. From here, the garden extends away from the property, with far-reaching open views across the surrounding fields beyond.

The true hub of the home is undoubtedly the large kitchen/dining room. Designed with everyday living and entertaining in mind, there is ample space for a dining table together with a comfortable day-sofa area, all enjoying the wonderful open outlook over the rear garden and across the rolling countryside. The kitchen is fitted with modern cream Shaker-style units complemented by wood-effect worktops and includes an integrated dishwasher, fridge and freezer, together with a built-in eye-level double oven and grill, hob and cooker hood.

A useful utility area provides space and plumbing for a washing machine, alongside a separate WC with wash basin.

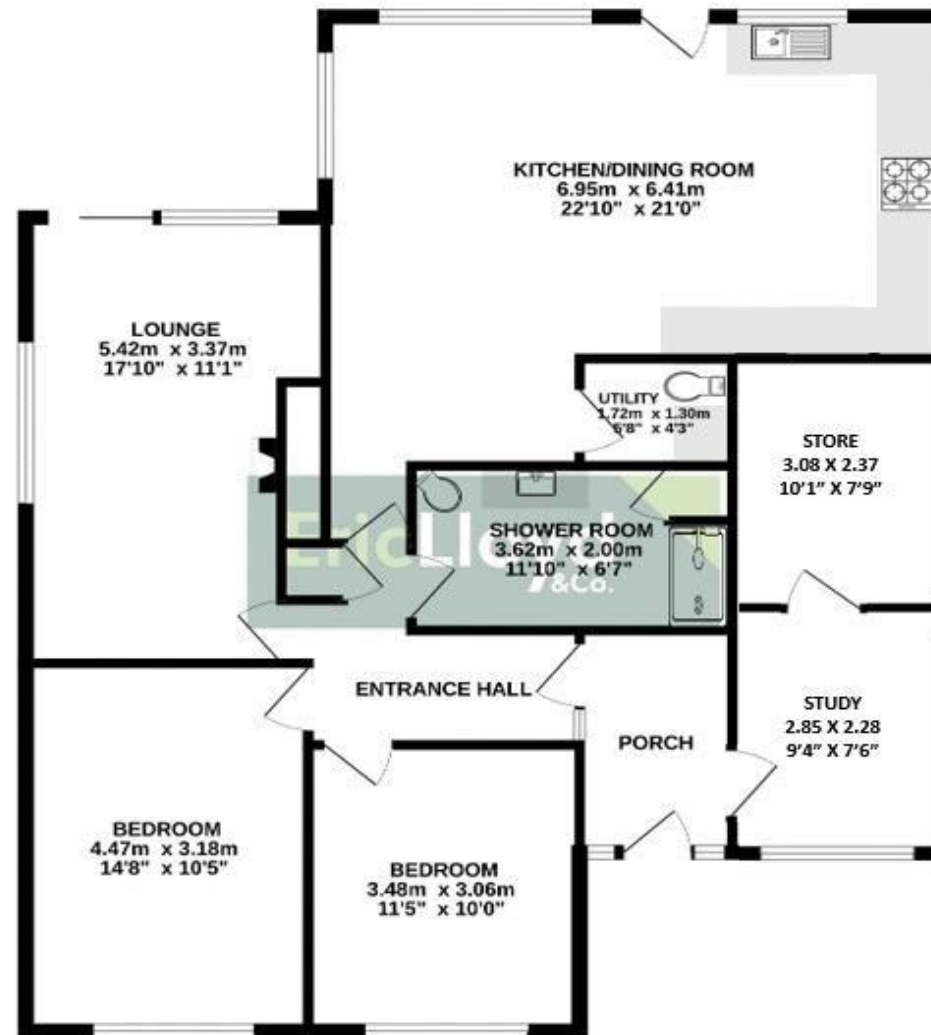
Outside, the level rear garden provides a delightful setting in which to sit and enjoy the peaceful surroundings, with the open countryside immediately beyond adding to the feeling of privacy and tranquillity. To the side of the property is a useful garden shed along with gates access to the front garden.

The location is particularly special for those who enjoy the outdoors. From the doorstep, there are beautiful walks towards Churston Village, through Churston Woods and down to Churston Cove. In the opposite direction, walks lead towards Battery Gardens and Fishcombe Cove, with access onwards to the spectacular South West Coast Path.

Immaculately presented throughout and enjoying an enviable countryside setting, this is a superb bungalow in a highly sought-after Brixham location.



GROUND FLOOR
110.1 sq.m. (1185 sq.ft.) approx.



TOTAL FLOOR AREA: 110.1 sq.m. (1185 sq.ft.) approx.

While 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 misstatement. 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.
Made with Metreplan 6.0028





ENERGY PERFORMANCE RATING: C

COUNCIL TAX BAND: D

AGENTS NOTES: This property is on all mains services. The Ofcom website indicates broadband and mobile reception are available at this address.

VIEWINGS ARRANGEMENTS

Strictly by appointment through Eric Lloyd & Co

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