



24 Gillard Road, Brixham, TQ5 9EG
Freehold Bungalow - Detached
Asking Price £450,000

boycebrixham
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Spacious 4-Bedroom Detached Bungalow in Sought-After Gillard Road, Brixham

Situated in the highly desirable residential area of Gillard Road, adjacent to Berry Head Country Park, this exceptionally spacious four-bedroom detached bungalow presents an excellent opportunity for the discerning buyer to personalise and modernise a substantial home in one of Brixham's most sought-after locations.

The property benefits from a convenient bus service on nearby roads and is within easy reach of a local Co-op store. The South West Coast Path runs parallel to Gillard Road and can be accessed with just a five-minute walk, offering stunning coastal walks and views.

Occupying a generous, level plot, the property features a sizeable front garden with ample off-road parking, and a driveway extending down the side of the property leading to a timber garage.

Upon entering, a spacious hallway provides access to all principal ground floor rooms, including a large dual-aspect lounge that offers ample space for both seating and dining furniture. The good-sized dining room opens onto a large conservatory overlooking the rear garden, providing additional living space. The kitchen is of a generous size and offers potential for modernisation, with the possibility of creating an open-plan kitchen/living area, subject to necessary consents. A useful pantry is located at the rear of the kitchen.

The ground floor also comprises two well-proportioned double bedrooms and a shower room. Upstairs, there is a further double bedroom with an en-suite shower room and a large walk-in airing cupboard. The main bedroom, located at the front of the property, is of exceptional size and features a spacious dressing area and two large bay windows that enjoy some sea views.

The rear garden, while currently overgrown, offers great potential for those looking to cultivate a productive garden or create a beautiful flower garden. Its level nature will also appeal to families, providing safe boundaries and easy access.

An internal viewing is highly recommended to fully appreciate the spacious accommodation and potential this chain-free home has to offer.

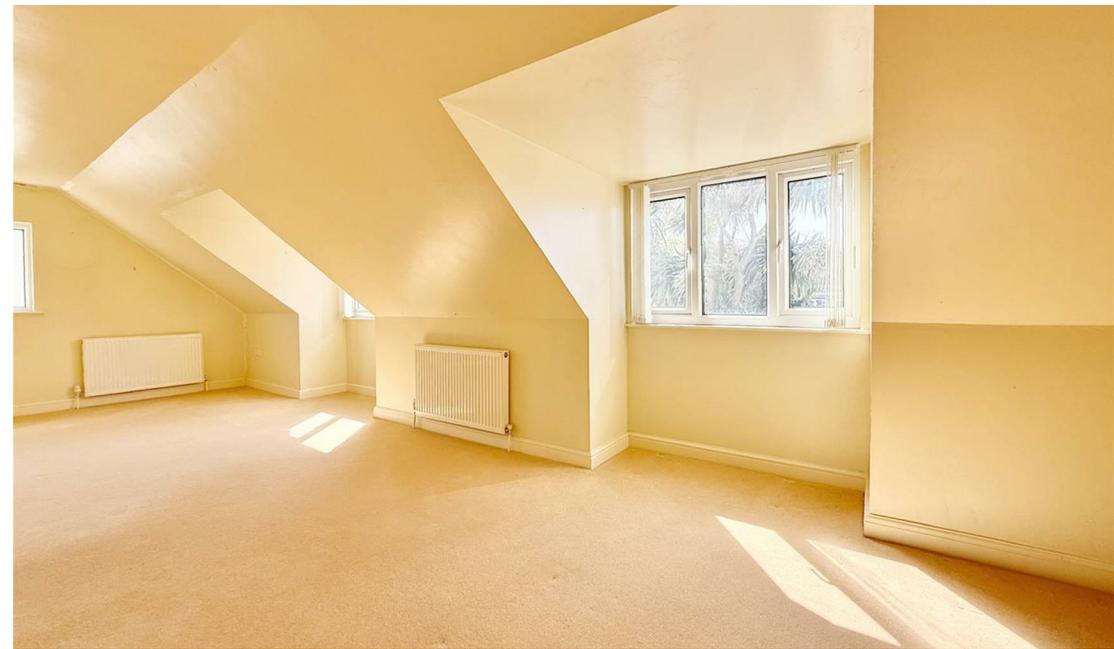
Council Tax Band: C



- Detached bungalow in prime Gillard Road
- Close to coastal path and amenities
- Large conservatory overlooking rear garden
- Timber garage accessed via side driveway
- Level plot with ample driveway parking
- Four double bedrooms, potential five
- Main bedroom with sea-view bay windows
- Spacious dual-aspect lounge with dining space



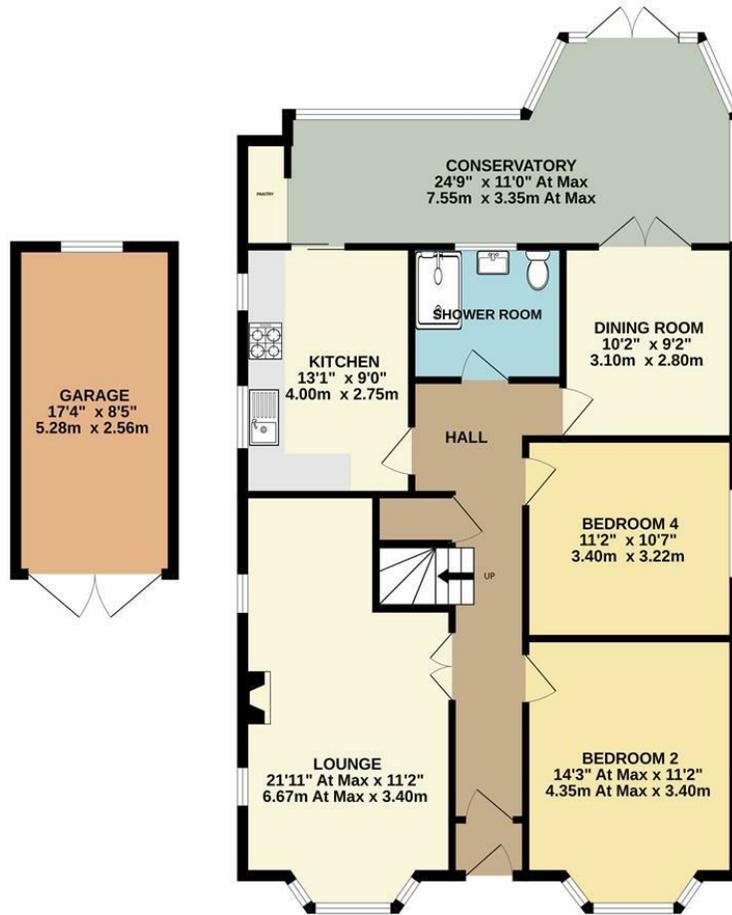
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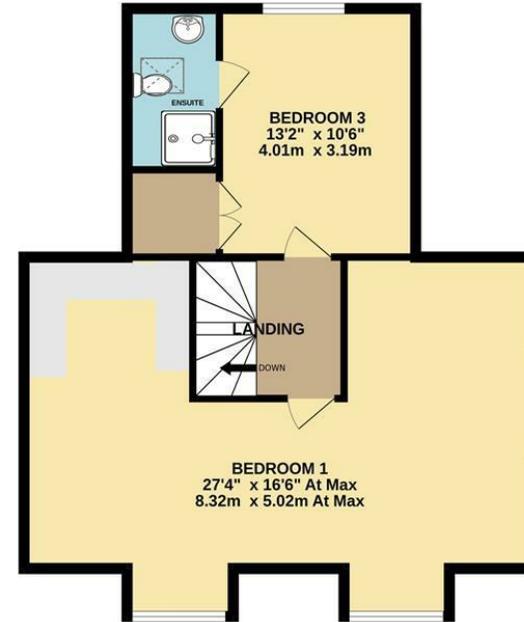
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GROUND FLOOR
1253 sq.ft. (116.4 sq.m.) approx.



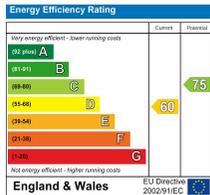
1ST FLOOR
681 sq.ft. (63.2 sq.m.) approx.



TOTAL FLOOR AREA: 1934 sq.ft. (179.7 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: D



Please note floorplans are to be used as a guide only. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of the property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from their solicitor. You are advised to check the availability of this property before travelling distance to view.

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