



11 Follafeld Park, Brixham, TQ5 0AD
Freehold Bungalow - Detached
£350,000

boycebrixham

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Located at the head of a quiet residential cul-de-sac, this spacious three-bedroom detached bungalow occupies a particularly appealing position with an open outlook and a sunny south-facing rear garden. Interestingly, the property was one of the first homes constructed in the road, on land formerly belonging to the orchards of nearby Tolchards Cottage. The bungalow was originally built for the family who were residing at Tolchards Cottage at the time and has remained within the same family ever since. Offered for sale for the very first time, this is a rare opportunity to acquire a wonderfully positioned detached bungalow, with easy access to nearby countryside and coastal walks.

The property benefits from its own garage in a block directly opposite, with parking to the front, while the established front garden beautifully frames the bungalow and provides a pleasing degree of seclusion from the road. There is pedestrian access around the side leading through to the rear garden. The front door opens into a spacious reception hallway, with the generously proportioned lounge positioned to the left. This is a particularly pleasant room, enjoying an attractive open outlook across the surrounding countryside and providing ample space for both lounge and dining furniture if desired.

Positioned behind the lounge is a good-sized and practical kitchen, connected to the living space by a serving hatch and enjoying a lovely outlook across the rear garden. There is also a door providing direct access to the side of the bungalow and garden, particularly convenient when returning home with shopping. The accommodation offers plenty of scope for a new owner to update and personalise the property while retaining its comfortable and well-proportioned layout.

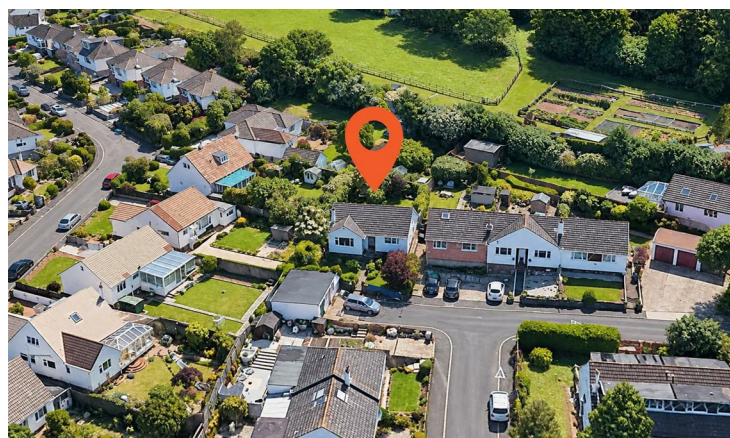
There are three bedrooms, comprising two doubles and a generous single bedroom capable of accommodating a small double bed. This arrangement provides excellent flexibility, with the third bedroom equally suited as a study or formal dining room if required. The principal bedroom shares the attractive open aspect to the front, while the remaining two bedrooms overlook the rear garden. The second bedroom is particularly appealing, with its own door opening directly onto the garden.

The south-facing rear garden is a real delight, offering an excellent degree of privacy and seclusion from mature planting. Predominantly laid to lawn, there is also a seating area from which to sit back and enjoy the garden and outlook towards the bungalow. The property benefits from all mains services, gas-fired central heating and the considerable advantage of owned solar panels, helping towards energy efficiency while also providing the benefit of payments for electricity returned to the grid. Combining an excellent cul-de-sac position, established gardens, garage and a fascinating family history, this is a bungalow with plenty to offer its next owner.

Council Tax Band: D



- First time offered for sale
- Sunny south facing rear garden
- Attractive open countryside outlook
- Spacious three bedroom detached bungalow
- Garage and parking opposite
- Owned solar panels included





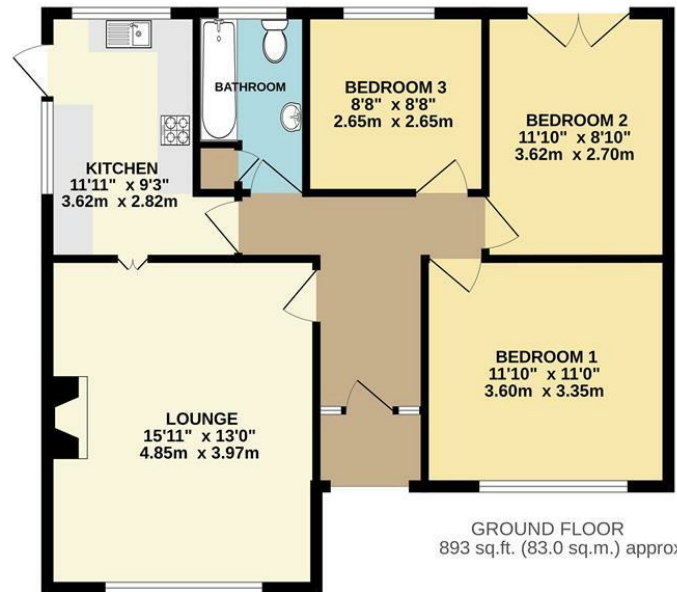
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TOTAL FLOOR AREA: 893 sq.ft. (83.0 sq.m.) approx.

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:

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(91-100) A			
(81-90) B			
(69-80) C			
(55-68) D			
(49-54) E			
(41-48) F			
(31-40) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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