



Manor Vale Road, Galampton, Brixham, TQ5 0PA





# 12 Manor Vale Road, Galmpton, Brixham, TQ5 0PA

**£625,000**

**A deceptively spacious four bedroom Bungalow enjoying a pleasant open outlook and backing on to Galmpton common.**

Nestled within a serene semi-rural setting, this detached freehold bungalow offers the perfect blend of tranquility and convenience. Boasting four spacious bedrooms, (the versatile fourth bedroom can serve as a home office), and three reception rooms, (living room, dining room and conservatory) along with a modern fitted kitchen which has integral appliances and a useful utility room with w.c.

This property is ideally suited for families or those seeking a spacious retreat in this sought after village, located between the bustling fishing port of Brixham and sea side town of Paignton.

Upon entering, you are greeted by a spacious entrance hall. The living room features a cozy fireplace and expansive windows that provide views over the southerly facing, well-manicured garden with the countryside beyond. The modern kitchen, complete with integrated appliances, and a dedicated dining room offer ample space for entertaining. The conservatory offers seamless access to the front terrace and garden, making it an ideal space to relax.

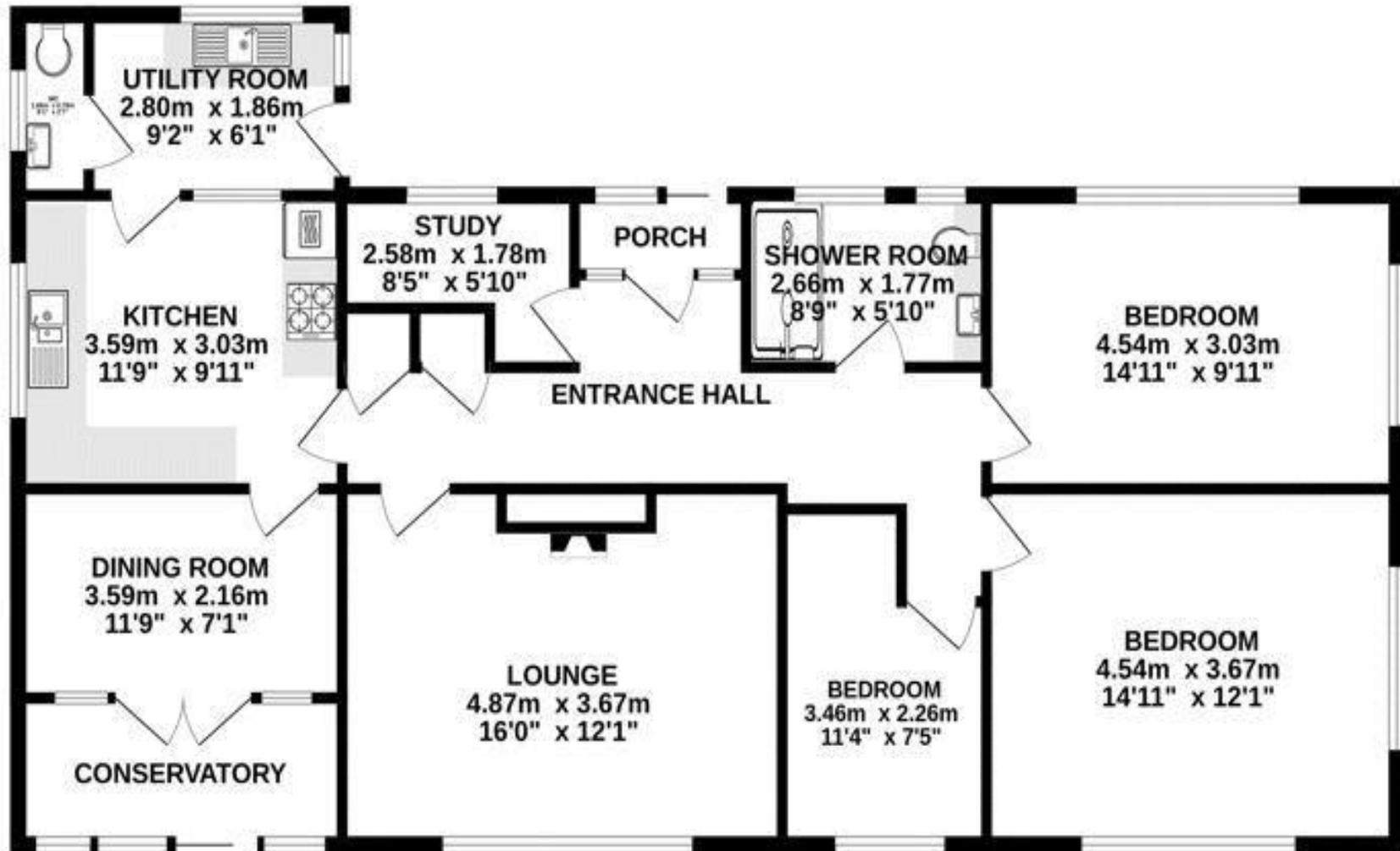
The outside space is equally impressive, with a detached garage, a beautifully part landscaped garden, and a well-maintained lawn. The property's unique setting on a private road with its own access onto Galmpton Common ensures privacy and a peaceful ambiance, with vast potential for further development.

For families, education is a top priority. Galmpton C of E Primary School, excelling with a rating of 'Good' by Ofsted, is only 0.3 miles away. For higher education, the notable Churston Ferrers Grammar School, rated 'Outstanding', is also walking distance from the property. Local shops are within easy reach on Stoke Gabriel Road, additionally, residents can enjoy picturesque scenes at local venues such as the National Trust's Greenway Estate, just 1.5 miles away, and the beautiful beaches of Broadsands where there is access on to the scenic coastal footpath. Churston Golf Club is a short stroll away on Dartmouth Road as is the bus stops for the regular number 12 bus service.

Transport links are highly accessible, with the A3022 providing easy connections to surrounding areas. The A380, approximately 8 miles away, allows direct routes to major motorways and cities.



GROUND FLOOR  
108.8 sq.m. (1171 sq.ft.) approx.



To view this property call Eric Lloyd & Co on **01803 844466**



ENERGY PERFORMANCE RATING: D

COUNCIL TAX BAND: E

AGENTS NOTES: The property is connected to all mains services. The Ofcom website indicates that standard and superfast broadband is available. Please check with your mobile provider for mobile coverage, Ofcom indicated likely and limited depending on provider.

VIEWING ARRANGEMENTS

Strictly by appointment through Eric Lloyd & Co – Telephone 01803 844466. Email: [churston@ericlloyd.co.uk](mailto:churston@ericlloyd.co.uk) Web: [www.ericlloyd.co.uk](http://www.ericlloyd.co.uk)

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