



Eric Lloyd
Estate Agents
FOR SALE
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38

Smardon Avenue, Brixham, TQ5 8JR

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£425,000 Freehold

A beautifully extended and comprehensively refurbished **THREE BEDROOM LINK-DETACHED BUNGALOW**, thoughtfully enhanced by the current owners to create an exceptional standard of modern living. Offered for sale with **NO ONWARD CHAIN**.

Situated in a highly convenient location within walking distance of the local shop on Cambridge Road, nearby bus stops, and approximately one mile from the bustling harbour town of Brixham, this superb property offers both practicality and style in equal measure.

From the outset, the home makes a striking first impression with its attractive block-paved driveway providing ample off-road parking, alongside a single garage. Upon entering, you are welcomed by a spacious and inviting entrance hall, offering an ideal space for coats, shoes, and everyday family organisation.

The accommodation is both versatile and immaculately presented throughout. There are three well-proportioned bedrooms, including a generous principal bedroom complete with a stylish en-suite shower room. The second bedroom is an excellent double featuring fixed wardrobes, while the third bedroom is currently utilised as a home office and benefits from a built-in clothes rail, making it adaptable to a variety of needs.

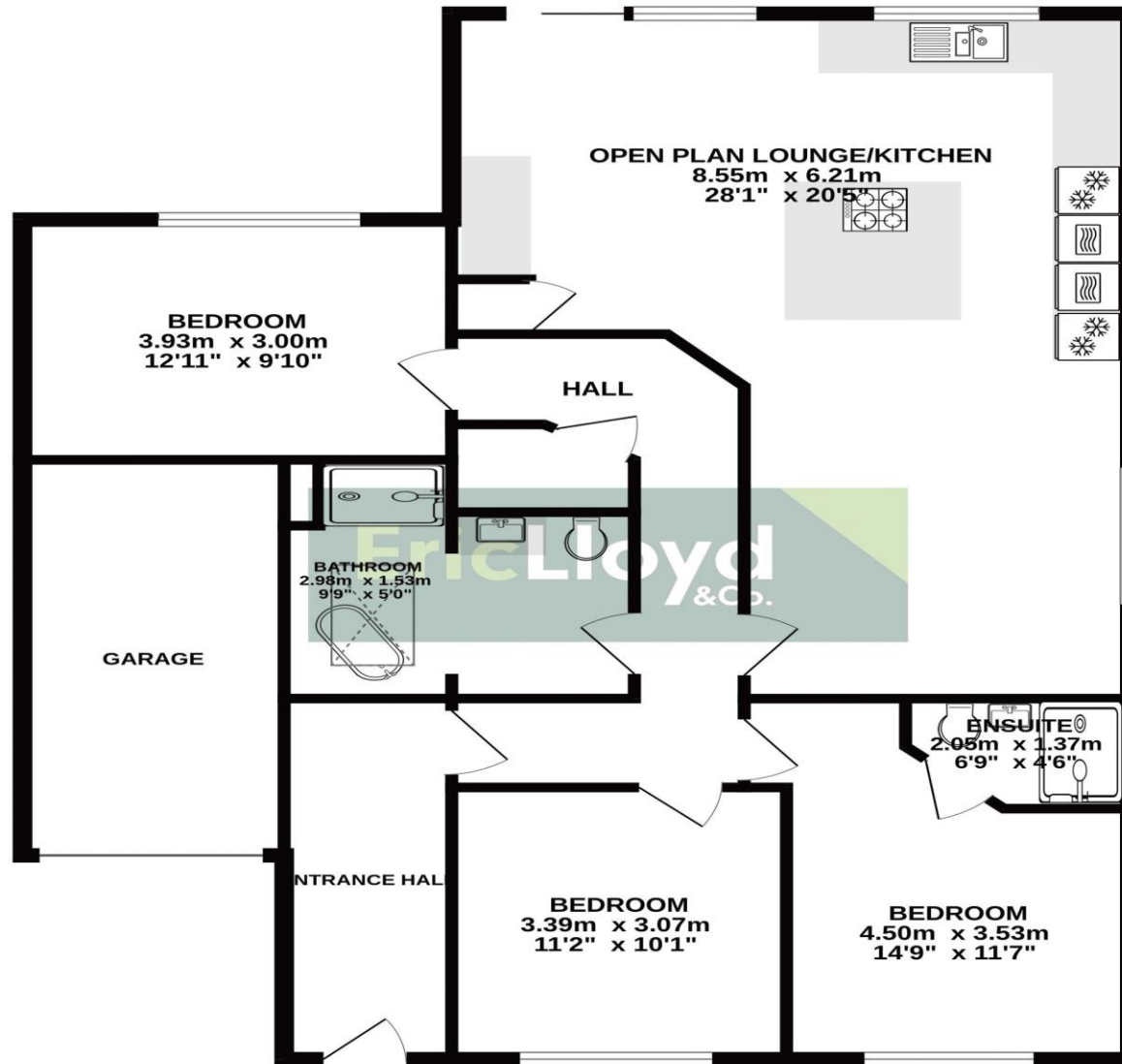
A true highlight of the property is the stunning family bathroom, designed to offer luxury and relaxation. This remarkable space features a statement slipper bath positioned beneath a skylight, creating the perfect setting to unwind while enjoying views of the stars. Complemented by a large walk-in shower with rainfall shower head, fully tiled walls, W.C, and a stylish basin set upon a wooden vanity unit, this bathroom is an exceptional feature.

Undoubtedly the heart of the home is the magnificent open-plan kitchen, dining, and living space. Beautifully designed for modern family life and entertaining, this expansive area boasts sliding patio doors opening directly onto the rear garden. The kitchen is fitted with elegant grey shaker-style units, bespoke laminate quartz-effect worktops, central island with AEG induction hob, integrated bins, dishwasher, fridge, separate freezer, two Hotpoint eye-level ovens, washing machine, and tumble dryer.

Outside, the low-maintenance rear garden offers a block-paved patio, artificial lawn, and side pedestrian access. Most importantly the private back garden benefits from a sunny south Westerly aspect.



GROUND FLOOR
116.1 sq.m. (1250 sq.ft.) approx.



TOTAL FLOOR AREA : 116.1 sq.m. (1250 sq.ft.) 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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ENERGY PERFORMANCE RATING: C

COUNCIL TAX BAND: D

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

VIEWINGS ARRANGEMENTS

Strictly by appointment through Eric Lloyd & Co

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