



153 North Boundary Road, Brixham, TQ5 8JU
Freehold Bungalow - Detached
Asking Price £289,950

boycebrixham
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Offering an excellent opportunity for the discerning buyer, this spacious detached bungalow is discreetly positioned just off the ever-popular North Boundary Road, accessed via a private drive serving only two bungalows. Occupying the right-hand plot, the property benefits from a generous and private end position, backing directly onto open countryside.

The bungalow is of a good overall size and has been historically extended to both the side and rear. It now offers two garages: one integral garage of generous proportions with internal access, and a second lean-to style garage which would benefit from improvement.

The accommodation is both light and well laid out, with the bedroom areas thoughtfully separated from the main living spaces, providing a good degree of privacy. There are two well-proportioned double bedrooms located to the far right-hand side of the bungalow, with a shower room positioned between them. An inner hallway provides access to a useful airing cupboard.

The spacious living room sits centrally within the bungalow and features a large picture window overlooking the front garden, allowing plenty of natural light. A centrally positioned fireplace provides an attractive focal point to the room.

A particular standout feature of the property is the impressive extension to the rear of the garage, creating a superb kitchen/dining room - ideal for family living and entertaining. This space opens directly onto the secluded rear garden.

The rear garden is of a good size and enjoys a high degree of privacy, backing onto open countryside and offering excellent potential. To the side of the bungalow is additional outdoor space, ideal for sheds, a conservatory, or further garden use, along with a pathway leading back to the front of the property.

The property is offered for sale chain-free with vacant possession. Further benefits include uPVC double glazing and gas central heating via a combination boiler. While the bungalow would benefit from modernisation throughout, it presents an excellent blank canvas with significant potential for the right buyer.

Council Tax Band: C



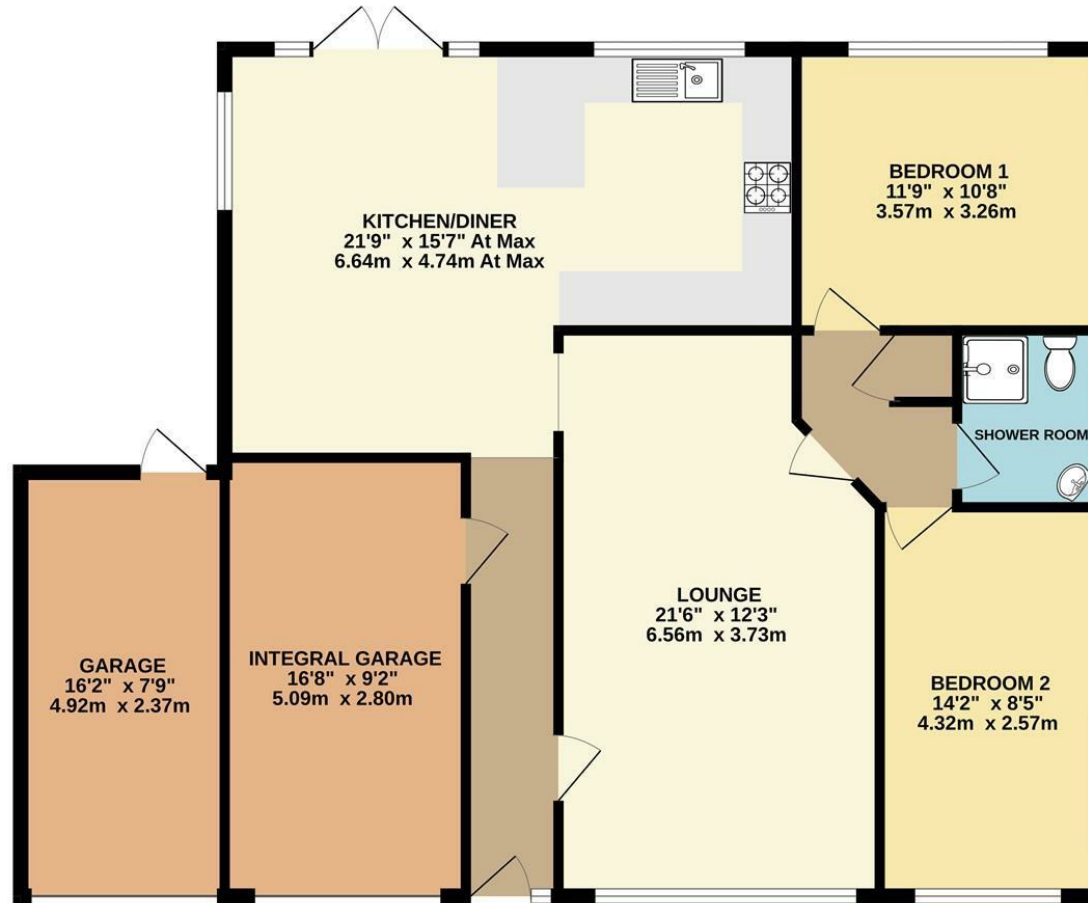
- Spacious Freehold Detached Bungalow
- Lovely Corner Position Adjacent Fields
- In Need Of Modernisation

- Renovation Project With Great Scope
- Chain Free
- Council Tax Band C





GROUND FLOOR
1202 sq.ft. (111.6 sq.m.) approx.



TOTAL FLOOR AREA - 1202 sq.ft. (111.6 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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(91-100) A			
(81-90) B			
(69-80) C			
(55-68) D		57	65
(49-54) E			
(39-48) F			
(21-38) G			
Not energy efficient - higher running costs			
England & Wales			
EU Directive 2002/91/EC			

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