



Quantocks

Maple Close, Brixham, TQ5 0DX



## £269,950 Freehold

This well-presented **TWO BEDROOM SEMI-DETACHED BUNGALOW**, is positioned within a sought-after quiet cul-de-sac setting, offering a peaceful residential environment while remaining conveniently located approximately 1.5 miles from the town centre. With the added benefit of **NO ONWARD CHAIN**.

Upon arrival, the property benefits from a welcoming entrance porch which opens directly into a spacious open plan lounge and dining room. This bright and airy living space is enhanced by a large picture window to the front aspect, allowing for an abundance of natural light, while a central fireplace provides a charming focal point to the room, creating a warm and inviting atmosphere ideal for both relaxing and entertaining.

The kitchen is accessed directly from the lounge/dining area and is fitted with a range of cream-fronted units complemented by granite-effect worktops, offering both practicality and style. Integrated appliances include an electric oven and gas hob, and a convenient door provides access to the side pathway, leading to both the front and rear gardens.

The bungalow offers two well-proportioned bedrooms, both providing comfortable accommodation. The principal bedroom benefits from built-in wardrobes, offering useful storage without compromising on space. The second bedroom is also a good size and would serve equally well as a guest room, home office, or hobby space. A family bathroom completes the internal accommodation and is fitted with a bath and shower over, catering to both convenience and functionality.

Externally, the property continues to impress. To the front, there is a garden area along with driveway parking leading to a single garage. The garage houses the electric and gas meters as well as the gas boiler, providing practical space. The rear garden is private and mainly laid to lawn, bordered by mature shrubs that offer a good degree of seclusion—ideal for outdoor enjoyment.

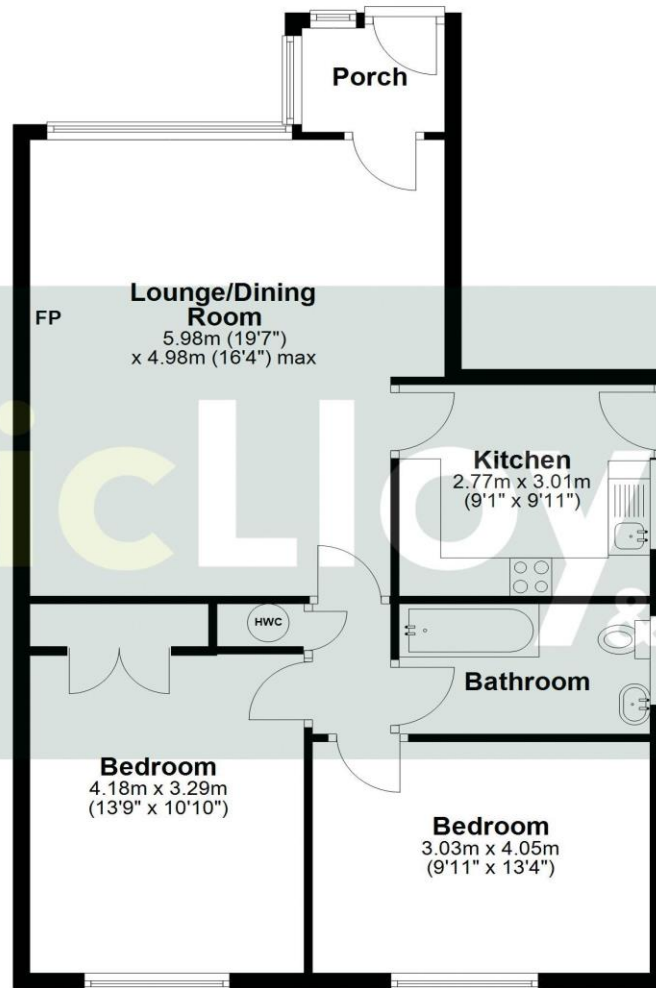
The location is particularly appealing, with a bus stop conveniently situated on nearby Chestnut Drive and local amenities including the closest shop at St Mary's Square. This combination of peaceful surroundings and accessible amenities makes the property well suited to a range of buyers.

Overall, this charming bungalow offers comfortable, single-level living in a desirable location, with excellent potential to personalise and make a wonderful home.



## Ground Floor

Approx. 75.9 sq. metres (816.9 sq. feet)



Total area: approx. 75.9 sq. metres (816.9 sq. feet)

This floorplan is only for illustration purposes and measurements of rooms and locations of doors, windows, etc are approximate and no responsibility is taken for any errors or omissions

Plan produced using PlanUp.



ENERGY PERFORMANCE RATING: D

COUNCIL TAX BAND: C

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

#### VIEWINGS ARRANGEMENTS

Strictly by appointment through Eric Lloyd & Co

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