

Bala Brook Close, Brixham, TQ5 0RQ

EricLloyd &Co.





Offers in Excess of £535,000 Freehold

“A delightful detached bungalow in a highly desirable cul de sac position, enjoying a pleasant elevated outlook.”

Situated in the popular residential area of Bala Brook Close, Brixham, this spacious **THREE BEDROOM DETACHED BUNGALOW** occupies an enviable position at the end of a sought after, quiet cul-de-sac, benefiting from a private driveway, ample parking for vehicles and a substantial double garage. This property is offered with **NO ONWARD CHAIN**.

Upon arrival, you are welcomed by a covered entrance porch, providing a sheltered approach into the property. Stepping inside, you will find a generous entrance hallway with access to the various rooms along with a separate Cloakroom with W.C. and washbasin. There is also a useful hallway storage cupboard.

The lovely, spacious living room features an attractive fireplace and enjoys wonderful far-reaching views across the surrounding countryside, with beautiful open fields and the sea visible in the distance. The living room flows seamlessly through into a dining area, creating a lovely space for entertaining and family gatherings. Patio doors open directly onto a patio and veranda area, which leads around to the attractive wrap around gardens.

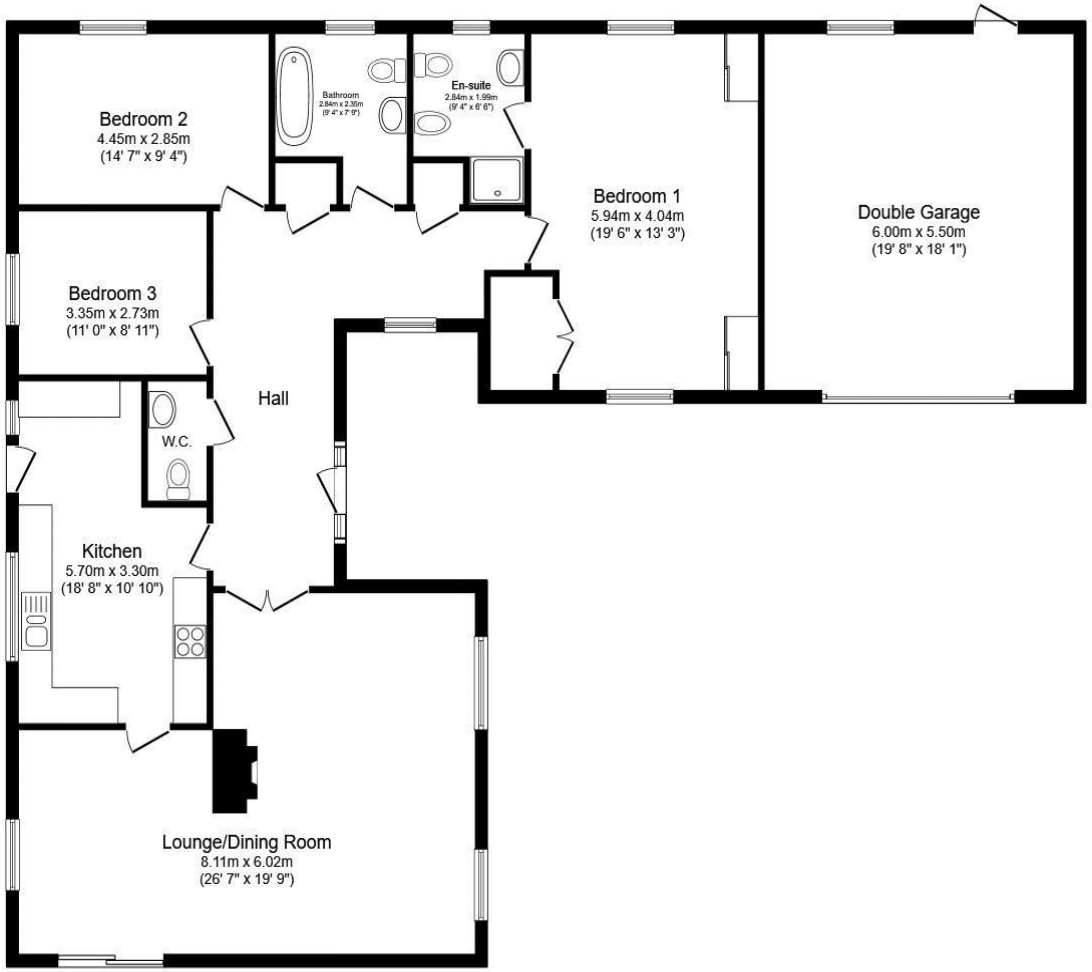
The kitchen is fitted with an excellent range of quality kitchen cabinetry and granite work surfaces, there is a built in double oven with a ceramic hob and cooker hood to side, and ample space for a range of white goods. A tiled floor also compliments the room. You can access the kitchen from the dining room and hallway. A rear door provides convenient access directly into the garden.

The principal bedroom is particularly spacious and enjoys a bright double aspect, a large built in wardrobe along with two further double wardrobes with sliding doors providing excellent storage. Leading off there is a four piece en suite incorporating a shower enclosure, wash basin, W.C. and bidet, the en suite also has a window to rear. The two further bedrooms are also double rooms. The family bathroom has a pleasant cream finish and comprises a bath with overhead shower, W.C. and wash basin, together with a generous airing cupboard offering additional storage.

Externally, the property benefits from lovely wrap around gardens, offering a combination of lawned areas and patio space, providing plenty of room to relax, entertain and enjoy the surrounding outlook.

The private driveway offers plentiful parking in addition to the substantial double garage. Further benefits include gas central heating by way of a Viessman boiler which was installed in 2025 and has a 12 year guarantee and double glazing.

Offering generous and versatile accommodation, a wonderful sunny feel, attractive views and excellent outdoor space, this bungalow presents a fantastic opportunity for anyone looking to create a beautiful family home. With plenty of potential to personalise and make it their own, this is a property that really deserves to be viewed to appreciate all it has to offer.



Floor Plan

Total floor area 175.6 sq.m. (1,890 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by propertybox.io








ENERGY PERFORMANCE RATING: C

COUNCIL TAX BAND: F

AGENTS NOTES: The Ofcom website indicates that standard & superfast broadband are available. Mobile performance is as follows: EE 83% / VODAPHONE 83% /O2 77% / THREE 75%

VIEWINGS ARRANGEMENTS
Strictly by appointment through Eric Lloyd & Co

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