



Cambridge Road, Brixham, TQ5 8JW

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## £415,000 Freehold



This beautifully presented **THREE BEDROOM CHALET STYLE BUNGALOW**, is set within a quiet and friendly residential neighbourhood. Ideally located, a local shop can be found within easy walking distance at the end of the road, while a nearby bus stop provides convenient links into Brixham town centre which is 1 mile away.

The property is approached via a driveway with additional gravelled areas, offering ample parking. Upon entering, you are welcomed into a bright entrance hall finished with stylish porcelain tiled flooring, setting the tone for the well-maintained interior throughout.

The lounge is a particularly inviting space, featuring gloss-finished fitted display units, a multi-fuel log burning stove, and a striking contemporary solid granite slip clad chimney breast. Engineered oak flooring adds warmth and elegance, making this a perfect room for relaxing or entertaining.

The kitchen is fitted with sleek gloss graphite units complemented by solid quartz worktops. High-quality integrated Siemens appliances include an induction hob with glass splashback and cooker hood, multi-functional oven, additional oven, and fridge freezer, with space available for a dishwasher. Colour-changing LED spotlights add a modern touch, while a glazed door leads directly out to the rear garden.

A separate dining room provides an excellent space for family meals, with double-opening French doors that open onto the garden, and stairs rising to the first floor.

The ground floor also benefits from a well-proportioned double bedroom, ideal for guests or convenient single-level living.

The shower room is fitted with a walk-in shower featuring an electric Aquas unit, W.C., basin set within a wood-effect vanity unit, and an electric heated towel rail.

Upstairs, a landing with Velux window provides access to useful under-eaves storage. The master bedroom enjoys a large Velux window, further storage, and an en-suite with W.C. and glass-topped basin.

Bedroom three, currently used as a study, offers flexibility as a cosy bedroom if required.

Externally, the south-west facing garden is a standout feature, beautifully landscaped with a decked seating area, central block-paved terrace, and a variety of mature planting creating a truly tranquil setting.

A detached garage has been converted into a practical utility room with power, lighting, and plumbing, alongside a separate timber workshop. A log store is conveniently located to the side of the property.

Completing the garden is a stunning Juliana orangery with porcelain tiled flooring, providing a superb additional seating area to enjoy the simply stunning surroundings.

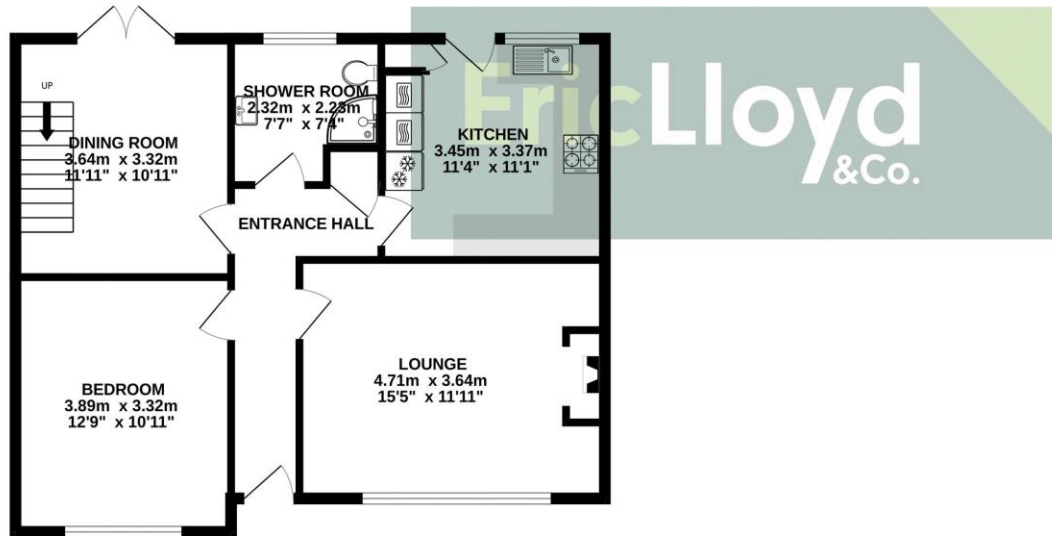
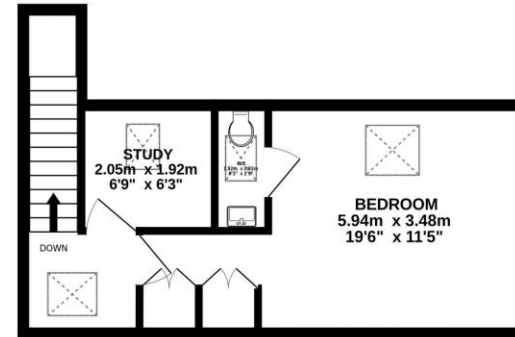
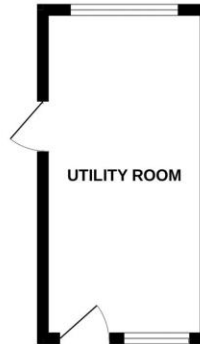
The home is heated via modern Sunflow Clay Core electric heaters, each with independent room thermostats, offering efficient and controllable heating throughout.

This property has been finished to an incredibly high standard throughout, viewing is highly recommended to grasp the quality of finish on offer.



GROUND FLOOR  
77.9 sq.m. (838 sq.ft.) approx.

1ST FLOOR  
28.2 sq.m. (304 sq.ft.) approx.



TOTAL FLOOR AREA : 106.1 sq.m. (1142 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: E

COUNCIL TAX BAND: C

AGENTS NOTES: This property is on mains electric, water and drainage, but there is no gas connection. The Ofcom website indicates that broadband and mobile phone signal are available at this address.

#### VIEWINGS ARRANGEMENTS

Strictly by appointment through Eric Lloyd & Co

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