



35 Lakes Road, Brixham, TQ5 8PS  
Freehold Bungalow  
£385,000

**boyce**brixham  
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Situated in a quiet and highly sought-after area of Brixham, this beautifully presented three-bedroom bungalow offers an excellent balance of space, style, and practicality, making it ideal for a wide range of buyers. With convenient transport links into Brixham and nearby Churston Ferrers, alongside easy access to the South West Coastal Path, the property combines the ease of town living with the peace and privacy of a tucked-away location.

Set behind a neat dwarf wall with decorative planting, the property enjoys extensive driveway parking and a low-maintenance front garden, creating an inviting first impression. A generously sized porch provides a practical and welcoming entrance, offering space for coats, shoes, and seating. Beyond, the hallway is light and spacious, featuring wood-effect flooring and a neutral colour palette that flows seamlessly throughout the home.

The living accommodation is bright, versatile, and thoughtfully arranged. The main sitting room is a generous space, complete with grey wood-effect flooring, a contemporary feature wall, and a striking black gloss fireplace as a central focal point. Folding doors open into the dining space and recently upgraded kitchen, creating a true hub of the home.

The brand new, high-spec kitchen has been finished to an excellent standard and is designed with both style and functionality in mind. It features quality worktops, ample usable cupboard space, a mid-height NEFF double oven, and a five-burner gas hob, catering perfectly to keen cooks and busy households alike. A large, light-and-bright utility area sits adjacent, providing dedicated space for a washing machine, tumble dryer, and dishwasher, while enhancing the open, sociable feel of the kitchen-dining area.

The rear garden has been carefully designed for ease of maintenance, with a wide patio ideal for entertaining, perimeter pathways, and a central area of artificial lawn. Two garden sheds—one with light and power—offer excellent storage, while the sunny orientation makes this a fantastic space to relax and enjoy outdoor living.

All three bedrooms are well proportioned, with the principal bedroom benefiting from built-in storage and a bright front-aspect window. The remaining bedrooms offer flexibility for guests, hobbies, or home working. The property also features two spacious and well-appointed bathrooms: a full family bathroom with bath, WC, and storage, and a separate shower room with a modern enclosed shower and fitted basin unit.

Further significant improvements include a brand new top-of-the-range Worcester combination boiler and a new external water main, providing peace of mind and long-term efficiency. With thoughtful accessibility features throughout, this is an ideal home for those seeking comfortable single-level living without compromising on space, quality, or location.

**Council Tax Band: C**



- Deceptively Large Bungalow
- Brand New High-Spec Kitchen
- Very Well Presented Throughout
- Ample Off Road Parking

- Three Double Bedrooms
- Plenty Of Living Space
- Sunny, Low Maintenance Rear Garden
- Brand New Worcester Boiler



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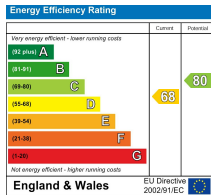
GROUND FLOOR  
1088 sq.ft. (101.1 sq.m.) approx.

TOTAL FLOOR AREA: 1088 sq.ft. (101.1 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



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