



Northfields Lane, Brixham, TQ5 8RS

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£400,000 Freehold



A particularly spacious **THREE BEDROOM DETACHED BUNGALOW**, occupying a generous and mature corner plot, enjoying a sunny aspect and attractive open views to the southerly side towards Southdown Hill.

The property offers well-proportioned accommodation throughout, together with ample gated driveway parking, an attached garage and useful workshop, making this an excellent opportunity for those seeking a comfortable and versatile home in a desirable Brixham location.

On entering via the enclosed porch, you are welcomed into a spacious L-shaped entrance hall, which immediately gives a feeling of light and space. The hall benefits from attractive parquet flooring, high ceilings and excellent storage, including a double cloaks cupboard and separate linen cupboard. There is also access to a large loft space, which, subject to the necessary consents and permissions, could offer potential for additional accommodation. The impressive double-aspect lounge/dining room is light and bright, with a bay window to the front providing a particular focal point. The parquet flooring continues through. A brick-faced fireplace with inset wood-burning stove creates a warm and inviting centrepiece, complemented by a log store to the side, wooden mantel and display shelving above. The dining area flows naturally from the lounge and enjoys pleasant open southerly views. A door leads through to the kitchen, fitted with a range of wall and base cupboards, wood-effect work surfaces and a stainless-steel sink and drainer. The dishwasher and cooker are included in the sale and there is space for further white goods, a useful pantry cupboard and cupboard with concealed gas-fired boiler. The kitchen also enjoys southerly views and provides access to a useful utility area with plumbing for washing machine and the outside. There are three good-sized double bedrooms, two of which benefit from built-in wardrobes, together with a separate shower room and W.C. The property is fitted with gas-fired central heating and has been beautifully presented throughout, offering a ready-to-move-into home

Externally, the mature gardens wrap around the bungalow and are a particular feature. The generous corner plot incorporates areas of lawn, established flowerbeds, shrubs and various seating areas, creating a peaceful and attractive setting in which to relax and enjoy the sunny aspect. The gated driveway provides excellent parking, while the attached garage and workshop offer valuable storage and practical space.

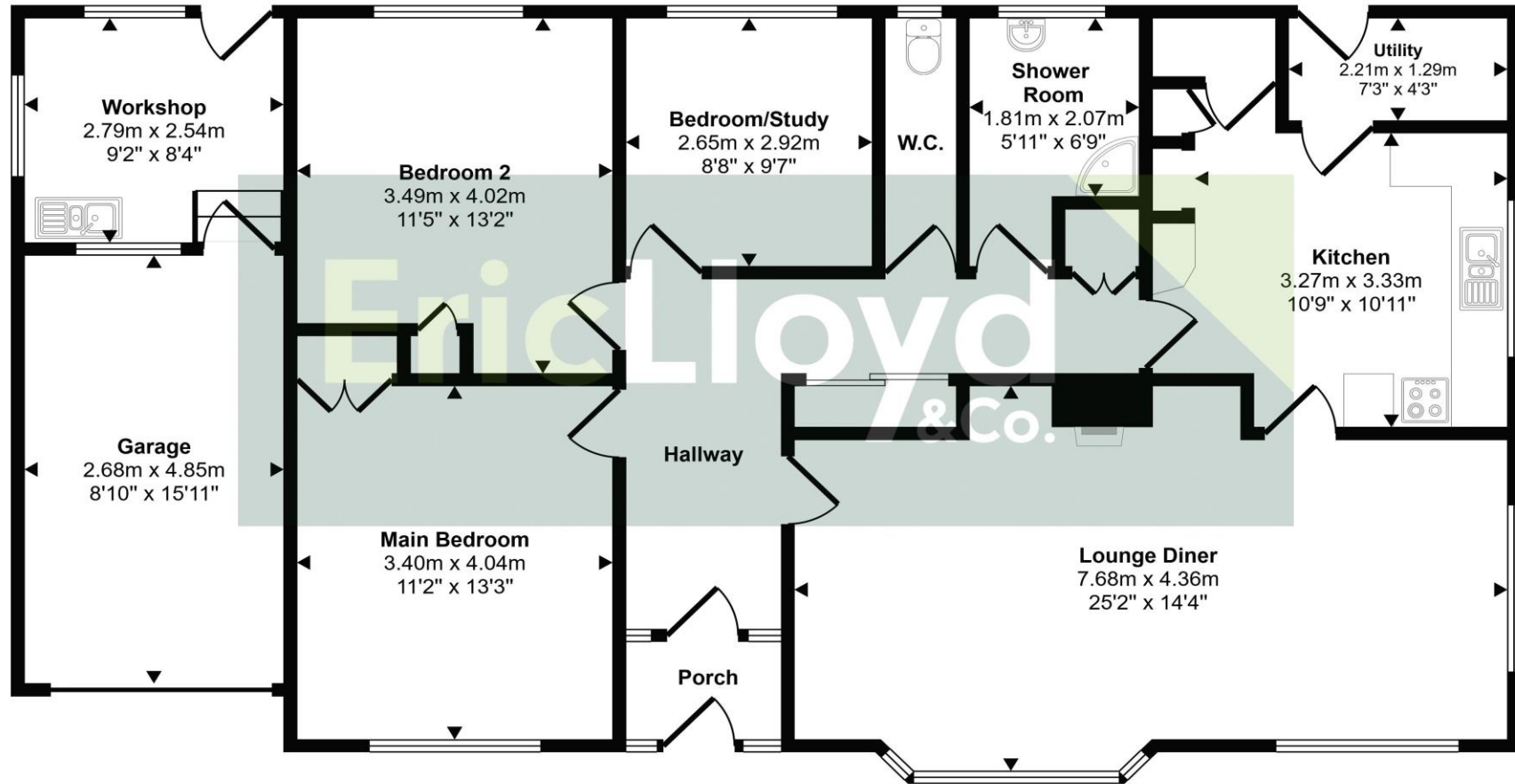
Viewing is highly recommended to fully appreciate the generous accommodation, mature gardens, open outlook and excellent potential this particularly spacious detached bungalow has to offer.

Tenure/Important Information: As viewed from the roadside, the land, trees and wall situated to the left of the South West Water vent pipe are leased by the owners for £60 per annum, as South West Water owns that section of land.

Northfields Lane is conveniently positioned for access to the amenities of Brixham, while the surrounding area provides excellent opportunities for walking and enjoying the natural landscape. Brixham is a picturesque and much sought-after harbour town on the South Devon coast, renowned for its working fishing harbour, attractive waterfront, independent shops, cafés, restaurants and strong sense of community. The town is surrounded by beautiful South Devon countryside and coastline, with numerous coastal walks and beaches within easy reach.



Approx Gross Internal Area
130 sq m / 1396 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



ENERGY PERFORMANCE RATING: D

COUNCIL TAX BAND: E

AGENTS NOTES: The Ofcom website indicates that standard, superfast and ultrafast broadband is available and that 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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