

3 Marina Close, Brixham, TQ5 9BN
Freehold Bungalow - Terrace
Asking Price £225,000

boycebrixham

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This charming terraced bungalow is ideally located on level ground in one of Brixham's most sought-after areas, near Berry Head. Nestled in a quiet residential neighbourhood, it is just under three quarters of a mile from the town centre and inner harbour, with convenient bus services nearby. The property is also close to the stunning coastal walks at Berry Head Country Park, Shoalstone, and the Breakwater.

As you enter the property, you are greeted by a spacious entrance porch, which has been opened up to include a utility area for a washing machine, tumble dryer, and additional storage for outdoor wear. This area flows into the generously sized living space, which is finished with a wood effect laminate floor throughout, making the space feel bright and airy. The adjacent modern, open-plan kitchen features shaker style wall and base units, along with wood effect worktops.

The kitchen is very attractive and perfect for keen cooks or those who enjoy entertaining, with a handy recess for an upright refrigerator. The property benefits from modern electric wall heaters and double glazing throughout. Just off the lounge is a useful rear porch (ideal for outdoor wear) which leads directly into the rear garden.

The inner hallway (with airing cupboard), provides access to two bedrooms, and to the shower room, which is finished with a modern white suite. Both bedrooms have built in storage and enjoy views over the rear garden, with some glimpses of the sea towards Torquay.

The front garden offers excellent seclusion with its mature shrubs and bushes. The rear garden combines a mix of lawn and a large patio that spans the width of the property. This patio is perfect for enjoying the setting sun and makes an ideal spot for al fresco dining, offering complete privacy with no properties overlooking. The rear lawn leads to a shed and a further smaller garden area. The property enjoys well defined boundaries, making it ideal for keeping pets and children safe.

There is ample parking within the development on a first-come, first-served basis. A useful bus service is available on Wall Park Road, and a Co Op can be found about a 10 minute walk away. The property is offered for sale with no onward chain.

Council Tax Band: B

2 1 1

- Desirable Berry Head Area
- 1/2 Mile From Waterfront
- Good Size Garden
- 2 Double Bedrooms With Storage
- Exceptional Link Bungalow
- Freehold / Council Tax Band B









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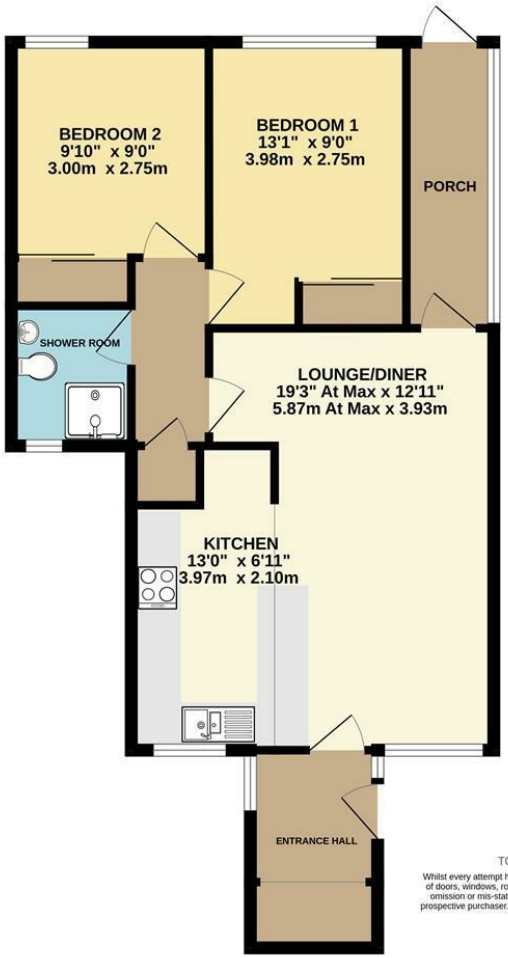






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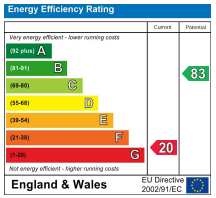


GROUND FLOOR
688 sq.ft. (64.0 sq.m.) approx.

TOTAL FLOOR AREA : 688 sq.ft. (64.0 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: G



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