



163 North Boundary Road, Brixham, TQ5 8JU  
Freehold Bungalow - Detached  
£365,000

**boyce**brixham  
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Tucked away within a quiet cul-de-sac just off the highly sought-after North Boundary Road, this beautifully improved two-bedroom link-detached bungalow offers stylish and versatile accommodation on a level plot, all within easy walking distance of local shops, amenities and bus services. Brixham's harbour, town centre and stunning coastal walks are also within easy reach, while the property is offered for sale with the significant advantage of no onward chain.

Over recent years, the bungalow has undergone a substantial programme of improvement, creating a home that is ready to move straight into. Entering the property into a useful utility porch which is spacious and offers access to the rear and garage respectively. The accommodation is centred around a bright dual-aspect lounge, while the modern fitted kitchen has been tastefully updated with contemporary units and quality finishes. Both bedrooms are comfortable doubles enjoying pleasant views over the rear garden.

A particularly impressive addition is the exceptional sun room, accessed from the second bedroom, which enjoys a commanding outlook across the sunny rear garden and provides a wonderful extra reception space. Whether used as a garden room, home office, hobby space or simply somewhere to relax, it adds valuable flexibility to the accommodation.

The bathroom has been significantly enlarged and transformed into a stylish fully tiled suite complete with a separate shower enclosure, while further improvements include replacement windows, a new boiler, a partial rewire and an electric roller door to the garage.

Outside, the landscaped rear garden is a real feature, thoughtfully designed to create a variety of distinct areas for relaxing and entertaining. Well-stocked planting, a water feature and private seating areas combine to create an attractive and peaceful setting. Complementing the garden is an exceptional detached log cabin, offering a highly versatile space ideal for use as a workshop, beauty studio, home bar, gym, home office or hobby room.

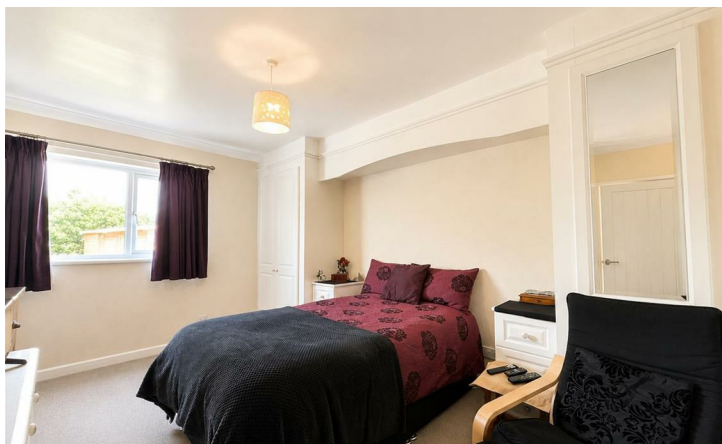
To the front, a driveway provides off-road parking and access to the garage, while gated side access leads through to the enclosed rear garden. Combining a peaceful location, extensive improvements and excellent outside space, this is a superb bungalow in one of Brixham's most desirable residential areas.

**Council Tax Band: D**



- Spacious Level Bungalow
- Lots Of Recent Improvements
- Offered As Chain Free

- Two Double Bedrooms
- Sunny Landscaped Garden
- Freehold / Council Tax Band D



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TOTAL FLOOR AREA : 1095 sq.ft. (101.7 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:

Energy Efficiency Rating		Current	Potential
Most energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

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Please note floorplans are to be used as a guide only. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of the property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from their solicitor. You are advised to check the availability of this property before travelling distance to view.

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