



7 Barnfield Close, Galmpton, Brixham, TQ5 0LY  
Freehold Bungalow - Detached  
£495,000

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A superbly remodelled two-bedroom detached bungalow, occupying a sought-after position on Barnfield Close in the heart of Galmpton. Approached just up on the left of the left of the road, the property immediately impresses with its attractive kerb appeal. A generous driveway provides ample off-road parking, while mature hedging offers a good degree of privacy from the roadside.

A stylish entrance sets the tone on arrival and gives access to all principal accommodation. The property has been comprehensively remodelled in recent years to a high specification, with considerable investment evident throughout, of which the benefits can easily be appreciated.

To the front of the bungalow is a large and beautifully presented lounge – a truly “grown-up” space featuring a large picture window and a comfortable-but-elegant feel. This flows semi-open plan into the dining area, creating a natural connection through to the heart of the home.

The rear of the property is home to an impressive kitchen/dining room – a high-quality open-plan space designed for modern living and entertaining. The dining area enjoys sliding patio doors opening onto a raised deck overlooking the rear garden, while the luxury fitted kitchen is finished with stylish champagne-coloured cabinetry, high-quality quartz worktops and an excellent range of integrated appliances. Off the kitchen is a highly practical utility room, a contemporary shower room providing added versatility, and integral access into the garage/store at the front of the property (with new 'Garolla' door).

Both double bedrooms are of excellent proportions and benefit from large picture windows, overlooking the front and rear gardens respectively. The accommodation is completed by a luxury, hotel-style family bathroom, fitted with a bath suite and a generous walk-in shower featuring a premium Mira shower system.

Outside, the property continues to impress. The rear garden is a quiet and private space enjoying lovely open outlooks across the rolling Devon countryside and an excellent level of sunshine throughout the day. Thoughtfully arranged, the garden offers several distinct areas, ideal for relaxing, entertaining, or enjoying the changing seasons. Further benefits include high-quality wood flooring throughout the living accommodation, modern gas central heating (with modern combi-boiler), UPVC double glazing throughout, and the luxurious combination of high-specification finish with a peaceful village setting.

**Council Tax Band: E**



- Beautiful Detached Bungalow
- Showstopping Kitchen Diner
- Ample Driveway Parking & Store

- Two Double Bedrooms
- Sunny & Private Rear Garden
- Freehold - Council Tax Band E

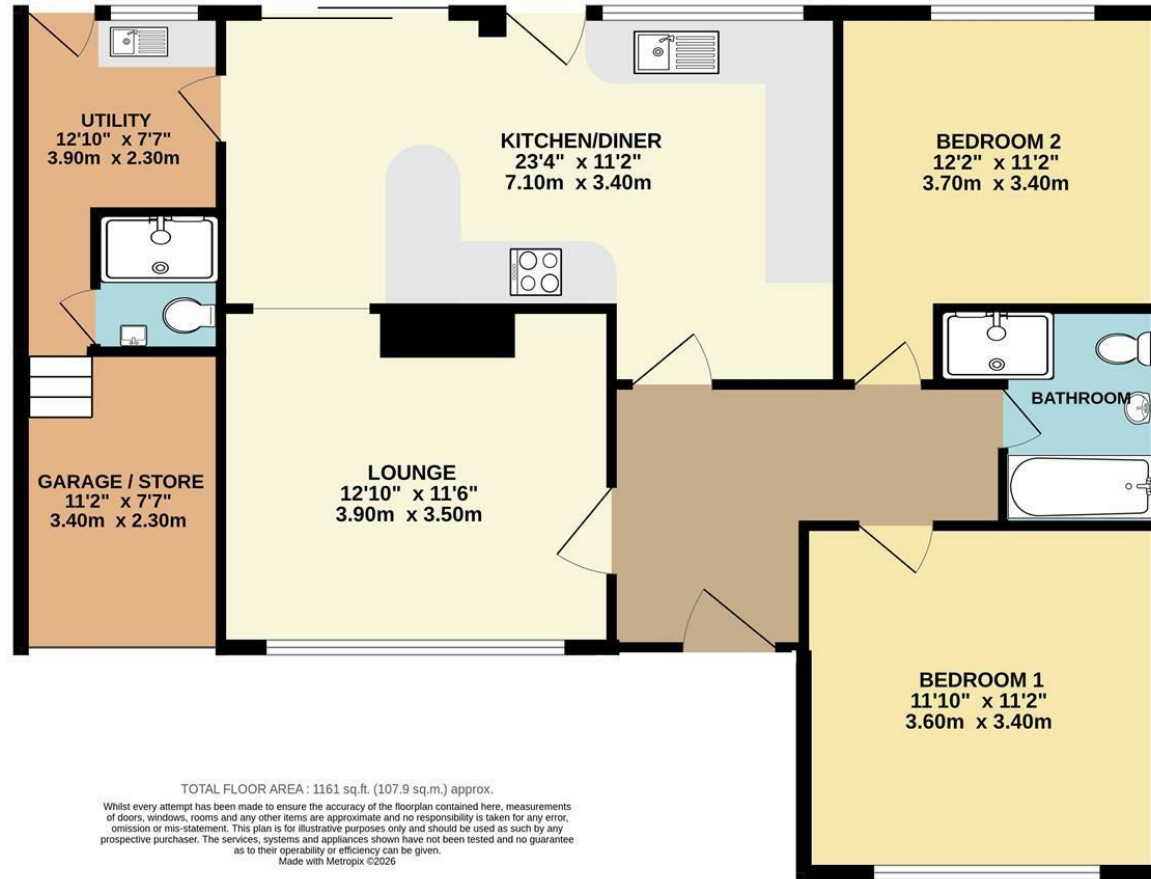








GROUND FLOOR  
1161 sq.ft. (107.9 sq.m.) approx.



Current EPC Rating:

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(91-100) <b>A</b>			
(81-90) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(49-54) <b>E</b>			
(41-48) <b>F</b>			
(31-40) <b>G</b>			
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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