

Camellia Close, Brixham, TQ5 0QA

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Offers in Excess of £300,000 Freehold

Situated in a quiet and private cul-de-sac within the highly regarded Churston area, this **THREE BEDROOM DETACHED BUNGALOW** offers comfortable single-level living in a convenient and sought-after residential setting. Available for sale with **NO ONWARD CHAIN**, the property combines generous accommodation with attractive, low-maintenance gardens, making it an ideal choice for a variety of purchasers including retirees, downsizers and those seeking a lock-up-and-leave home.

The accommodation is thoughtfully arranged around an L-shaped entrance hall, which provides access to all principal rooms and includes a useful linen cupboard together with a loft access hatch. The spacious lounge enjoys a large front-facing window, allowing plenty of natural light to flood the room, while a decorative fire surround with electric fire creates an attractive focal point.

To the rear of the property, the kitchen/dining room provides an excellent social space with ample room for a dining table and chairs. French doors open directly onto the rear garden, creating an easy connection between indoor and outdoor living. A square archway leads through to the kitchen area, which, whilst now offering scope for modernisation, is fitted with a comprehensive range of wall and base units, generous worktop space and room for a fridge freezer, washing machine and dishwasher. A further door and window provide additional access and outlook to the garden.

There are three bedrooms in total, comprising two comfortable double bedrooms and a single bedroom which could alternatively serve as a study. The principal bedroom benefits from an extensive range of fitted bedroom furniture together with a modern en-suite shower room/WC. A separate shower room which is fitted with a double-sized shower enclosure, pedestal wash basin and close-coupled W.C, serving the remaining bedrooms and guests.

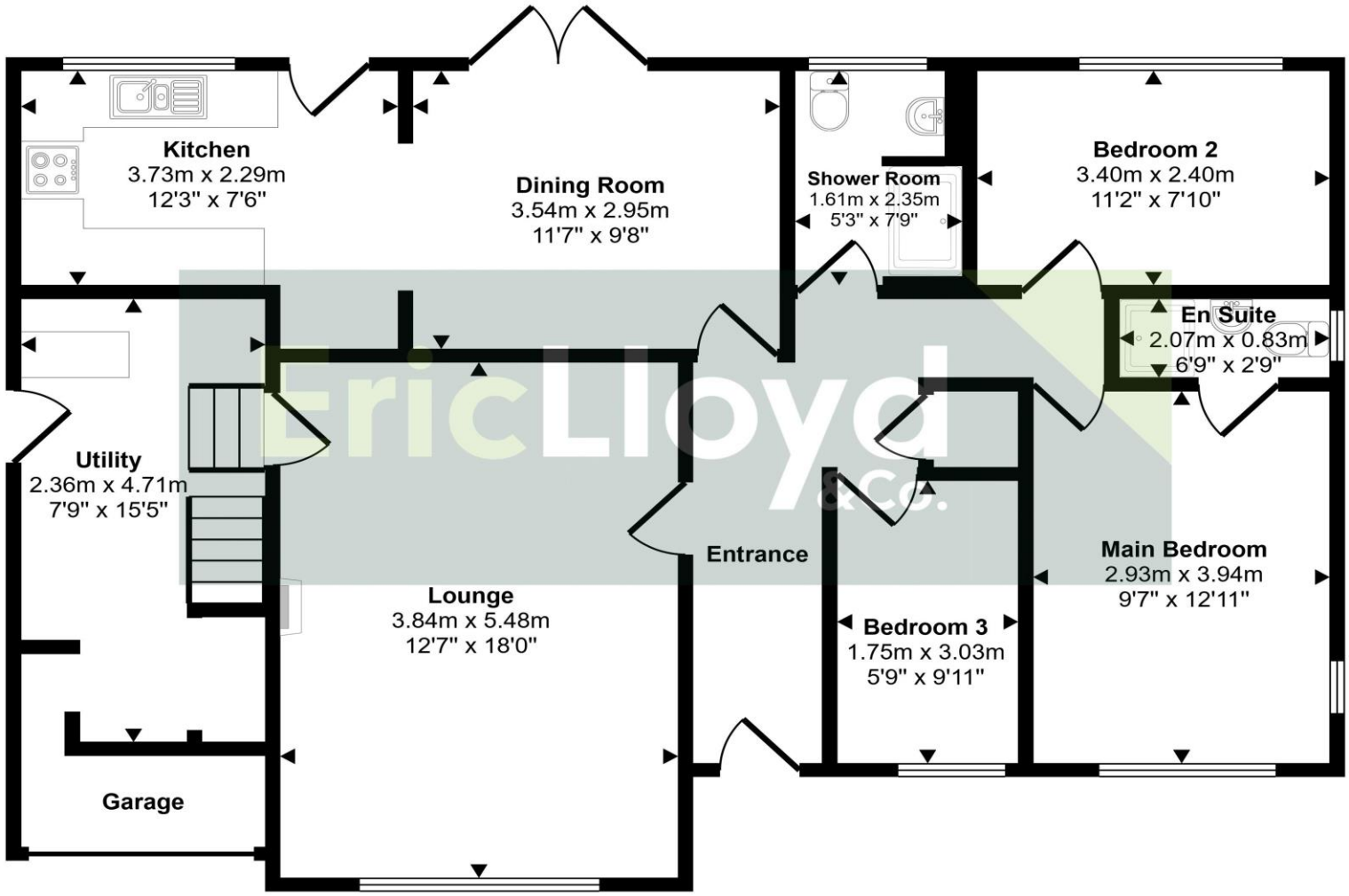
A particularly useful feature is the former garage, which has been converted to create a versatile utility and hobby room. This space includes fitted shelving, a utility area, mezzanine storage level and an external door. Should a purchaser prefer, the conversion could be reinstated as a garage, subject to their requirements.

Outside, the property enjoys attractively landscaped gardens designed for ease of maintenance, featuring artificial lawn and smart paving that wraps around the bungalow. To the rear, a summerhouse provides an ideal retreat for relaxation, hobbies or entertaining.

Camellia Close is an unadopted road and there are legal obligations to contribute towards the maintenance of the road when it's required.

Churston is one of South Devon's most desirable residential locations, renowned for its coastal scenery and excellent amenities. The property is within walking distance of Churston Golf Club and the regular Number 12 bus service, providing convenient links to the bustling harbourside town of Brixham and the wider shopping and leisure facilities of Paignton. Everyday amenities can be found nearby at Churston Broadway and Galmpton village, while a variety of beautiful countryside and coastal walks are easily accessible, allowing residents to fully enjoy the exceptional lifestyle offered by the English Riviera.

Approx Gross Internal Area
101 sq m / 1088 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: D

AGENTS NOTES: This property is on all mains services. The Ofcom website indicates broadband and mobile phone reception are available at this address.

VIEWINGS ARRANGEMENTS
Strictly by appointment through Eric Lloyd & Co

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