



95 New Road, Brixham, Devon, TQ5 8NL
Freehold Bungalow - Detached
Offers Over £425,000

boycebrixham
email property@ljboyce.co.uk call 01803 852736

A stylish 1930's 4 bedroom detached bungalow located in a central and convenient location with easy, level access into the town and harbour and benefiting from the number 12 bus service to hand. The property has been vastly improved over recent years by the current owners giving a very comfortable and versatile family bungalow which could either suit a larger family or even dual family living with a separate annexe if required.

The living room is spacious and enjoys a good size bay window; letting in lots of natural light. The room enjoys good proportions with high ceilings and a inset wood burner making this a very cosy retreat. The kitchen is a great size and offers ample space for a dining table. The kitchen is finished with quality Neff appliances and has a good size utility cupboard - ideal for storing the washing machine and tumble dryer. The garden room leads just off the kitchen and acts as a nice transition into the garden, making this space perfect for entertaining.

There is a good size driveway to the front, offering off-road parking leading to a store. The store could be the separate entrance to the annexe if required. There is a smart low maintenance front garden with a nice lawn and a few mature trees and bushes framing the front beautifully. The entrance to the property is around the side where a smart low maintenance garden leads to a spacious elevated rear garden comprising of a large patio perfect for entertaining and al fresco dining, plus 2 level lawned areas.

Council Tax Band: C



- 1930's Detached Bungalow
- Level Location Near to Town & Harbour
- Kitchen Diner, Sep Lounge & Garden Room
- Off Road Parking & Store

- Great Annexe Potential
- 4 Bedrooms
- En Suite, Family Bathroom + WC
- Good Size Sunny Gardens



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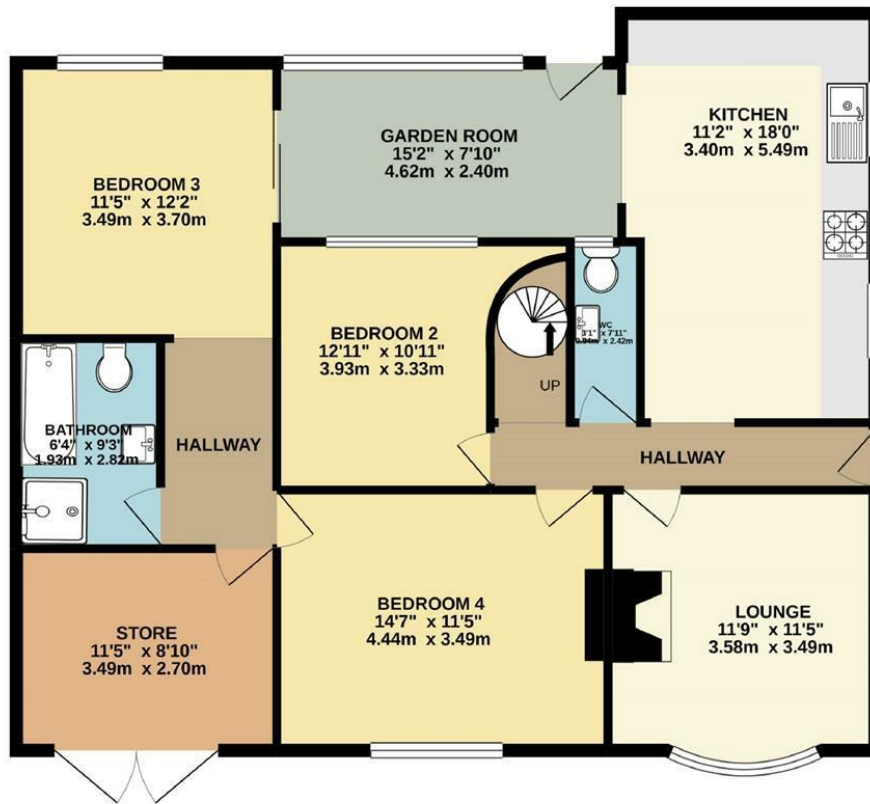




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GROUND FLOOR
1151 sq.ft. (106.9 sq.m.) approx.

1ST FLOOR
273 sq.ft. (25.3 sq.m.) approx.



TOTAL FLOOR AREA : 1424 sq.ft. (132.3 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: C

Energy Efficiency Rating		Current	Potential
Most energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C		69	81
(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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