



3 Meadow Park, Brixham, Devon, TQ5 8NX
Freehold Bungalow - Detached
Asking Price £335,000

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

Situated in a popular residential cul-de-sac, this beautifully renovated two-bedroom detached bungalow offers an excellent opportunity for those seeking a comfortable and low-maintenance home ready to move straight into and enjoy. The property is ideally suited to retirement living, combining modern accommodation with a convenient location close to local amenities and attractive coastal surroundings.

The area offers a wonderful lifestyle, with nearby parks, coastal walks and a pleasant pathway leading directly into the heart of Brixham's bustling harbour town. For those seeking a quieter setting without sacrificing convenience, the location strikes an ideal balance. Local shops are within easy walking distance, including the handy parade at Pillar Avenue, which features a mini supermarket, butcher, newsagent, hair salon and hardware store. Pillar Stores, with its sub-post office, is also close by, while regular bus services provide easy access around the town and surrounding areas.

To the front, the property enjoys a well-maintained and easy-to-manage garden, with a driveway providing off-road parking and leading to a useful garage, ideal for bicycles, bins or additional storage. A few gentle steps lead to the front entrance and into a spacious central hallway.

The generous living room provides a bright and welcoming space with ample room for both lounge and dining furniture if desired. The accommodation flows naturally through to the impressive kitchen/diner, which is undoubtedly one of the highlights of the home. Fitted with quality appliances and complemented by attractive solid wood block worktops, this stylish space is ideal for both everyday living and entertaining. Beyond the kitchen is a conservatory, perfectly positioned to enjoy views over the garden and provide additional reception space.

There are two comfortable double bedrooms, both served by a modern shower room finished to a contemporary standard. In addition, a useful utility room provides space and plumbing for a washing machine and tumble dryer, together with valuable extra storage.

To the rear, the level garden has been thoughtfully designed with ease of maintenance in mind. A smart decked seating area provides the perfect spot for outdoor dining and relaxation, while the remainder of the garden is laid with artificial lawn and attractive gravel borders. Mature shrubs and planting around the boundaries create a pleasant sense of privacy and year-round colour.

Council Tax Band: C



- Beautifully renovated detached bungalow
- Stylish kitchen with wood worktops
- Driveway parking and useful bike garage
- NO ONWARD CHAIN

- Two double bedrooms
- Conservatory overlooking rear garden
- Quiet cul-de-sac close to amenities

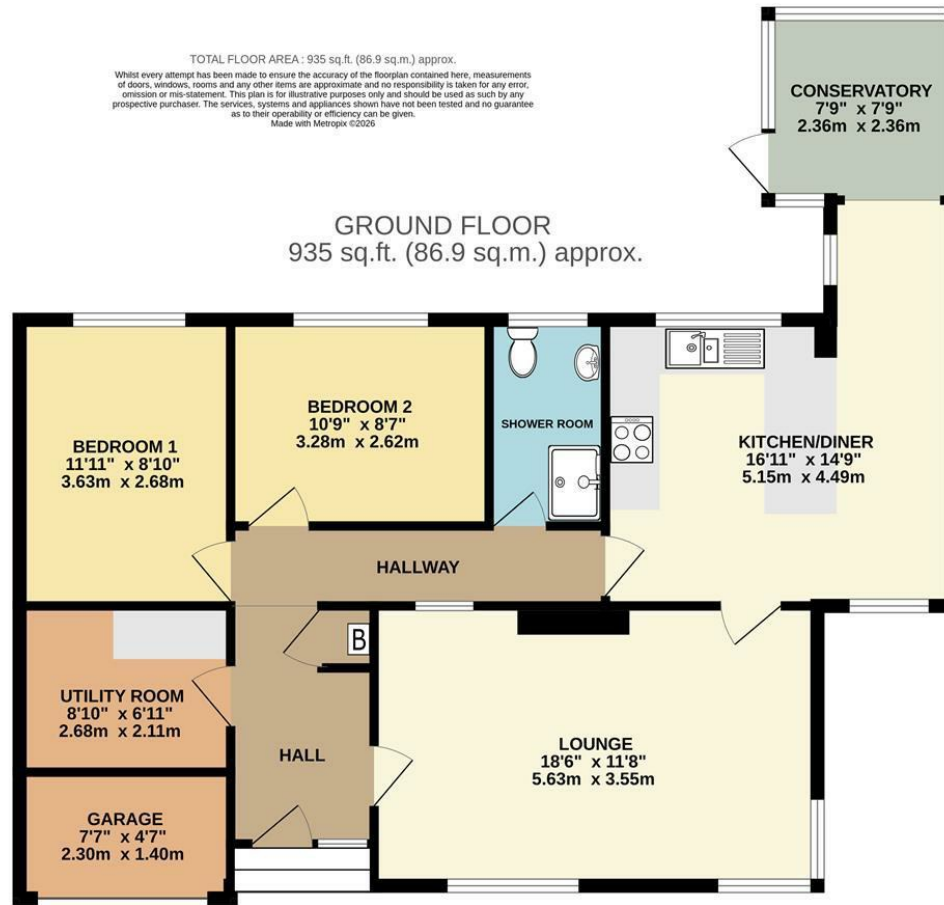


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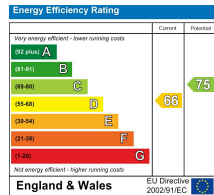


TOTAL FLOOR AREA : 935 sq.ft. (86.9 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is 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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GROUND FLOOR
 935 sq.ft. (86.9 sq.m.) approx.



Current EPC Rating: D



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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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