



Barnfield Road, Brixham, TQ5 9PP



£239,950 Freehold

A well-presented spacious semi-detached bungalow situated on a sought after area of Brixham.



Set in a peaceful residential location, with the added benefit of **NO ONWARD CHAIN**, Barnfield Road presents an excellent opportunity to acquire a well-maintained **TWO BEDROOM END OF TERRACE BUNGALOW** with practical accommodation and low-maintenance gardens. With a bus service passing the door and a local shop on Castor Road within walking distance, the property enjoys both convenience and tranquillity.

The front of the property is attractively arranged with a low-maintenance garden planted with mature shrubs, offering kerb appeal while remaining easy to care for. A communal pedestrian access lane runs to the side and rear of the property for additional practicality.

The accommodation begins with an entrance porch leading into the hallway. The lounge/dining room is a welcoming and versatile space, featuring a central gas coal-effect fireplace as its focal point. This room flows naturally into the kitchen, which is fitted with a range of cream units, granite-effect worktops, and space for appliances. A window overlooks the rear garden, creating a light and pleasant cooking environment.

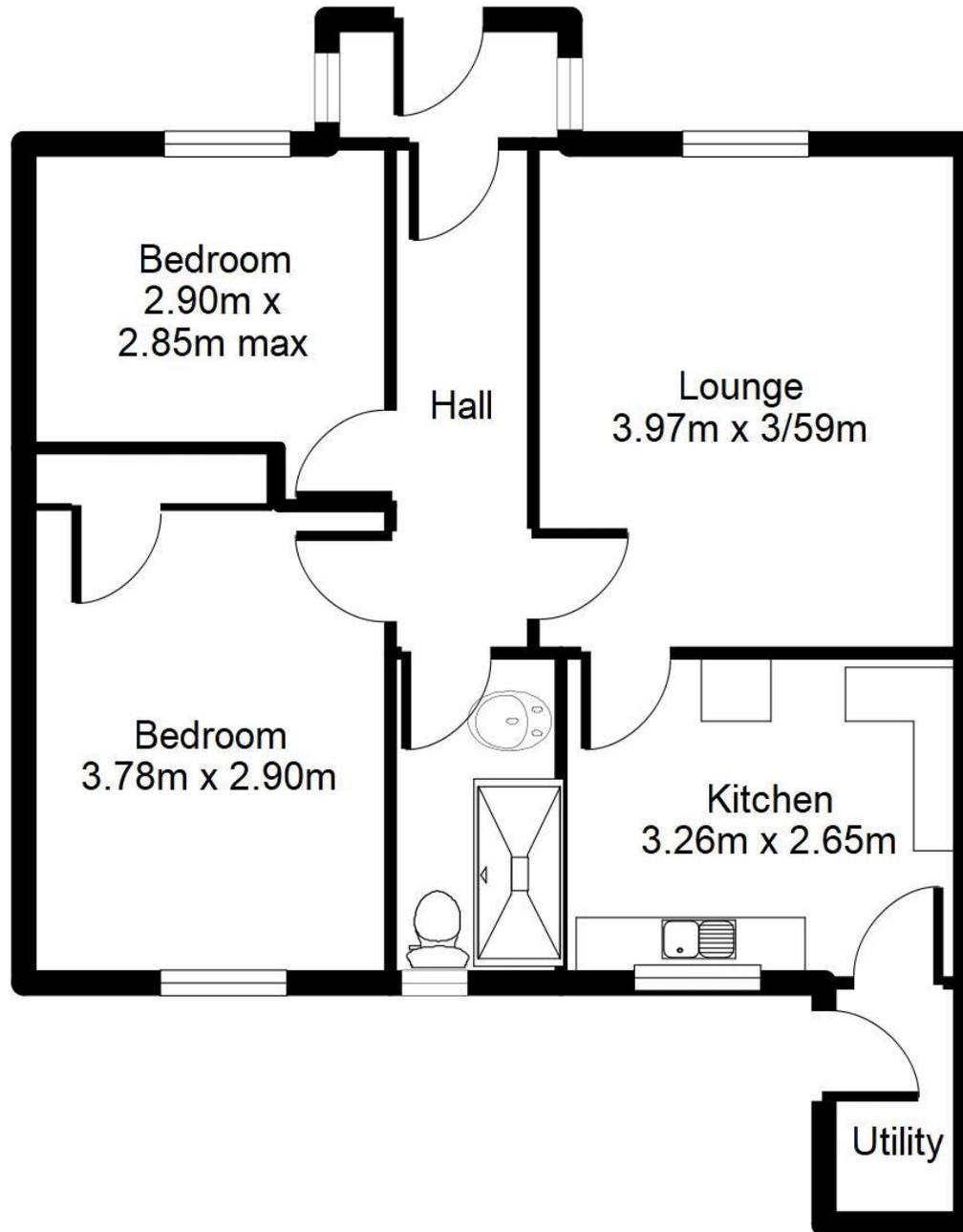
A separate utility room provides further space for white goods and houses the wall-mounted combi boiler. From here, a door leads directly to the back garden, making it a highly practical addition.

The shower room has been updated to include a walk-in shower with rainfall shower head and glass screen, W.C., and pedestal basin, all centrally positioned for ease of access.

There are two bedrooms, both well-proportioned. The front-facing bedroom includes built-in wardrobes, while the rear bedroom benefits from mirror-fronted wardrobes and enjoys a view over the garden.

Externally, the rear garden is designed for low-maintenance enjoyment. It features a decked area ideal for outdoor seating and dining, along with an outside tap and lighting for convenience. Mature planting provides a pleasant outlook, while the garden's manageable size makes it perfect for those seeking outdoor space without extensive upkeep.







ENERGY PERFORMANCE RATING: D

COUNCIL TAX BAND: B

AGENTS NOTES: This property is connected to all mains services. The Ofcom website indicated broadband and mobile reception are available at this address.

There is an access lane to the rear and side of the property allowing the neighbor access to their garden.

VIEWINGS ARRANGEMENTS

Strictly by appointment through Eric Lloyd & Co

01803 852773

42 Fore Street, Brixham, TQ5 8DZ
brixham@ericlloyd.co.uk

01803 844466

6 Churston Broadway, Broadsands TQ4 6LE
churston@ericlloyd.co.uk

EricLloyd
&Co.

Eric Lloyd & Co wish to advise prospective purchasers that we have not checked the services or appliances. The sales particulars have been prepared as a guide only; any floor-plan or map is for illustrative purposes only. Eric Lloyd & Co, for themselves and for the vendors or lessors of this property whose agents they are give notice that: the particulars have been produced in good faith; do not constitute any part of a contract; no person in the employment of Eric Lloyd & Co has any authority to make or give any representation of warranty in relation to this property. Please be aware we may receive an introductory fee on recommendations for professional services.