



Ranscombe Road, Brixham, TQ5 9UW

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**£525,000 Freehold**

**“A well-presented elevated detached bungalow enjoying sea and harbour views”**



Situated in an elevated position at Ranscombe Road, this impressive **THREE BEDROOM DETACHED BUNGALOW** offers a rare opportunity to enjoy some **super sea and harbour views**, combined with spacious and thoughtfully designed living accommodation.

Ideally located just a short distance from Brixham's picturesque harbour, waterfront and vibrant town centre. Berry Head Country Park and the coastal footpath are also within easy reach approximately one mile distant.

Approaching the home, you are greeted by a well-maintained, part-landscaped front garden featuring a variety of mature shrubs, carefully designed walkways, and a welcoming seating area—ideal for enjoying the garden. A driveway provides off-road parking and leads to an integral garage, complete with an electrically operated door for added ease. A pathway guides you to the main entrance, enhancing the property's attractive kerb appeal.

Internally, the property is equally impressive. An entrance porch opens into a welcoming hallway, providing access to the principal rooms. The comfortable living room is generously proportioned and flooded with natural light, boasting views across the harbour, sea, and coastline beyond. From here, doors lead out onto a good size, **spacious balcony** with a sleek glass and stainless steel balustrade—an ideal vantage point to fully appreciate the stunning coastal scenery.

The large fitted kitchen is both functional and stylish, featuring wood-effect wall and base cupboards, extensive worktop space, and a range of integrated appliances, including a freezer, two fridges, and a built-in double oven with grill. A hob with cooker hood completes the space, making it perfect for both everyday living and entertaining.

A step up leads into a striking dining room, enhanced by a vaulted ceiling and unique porthole window. French doors open directly onto the rear garden, creating a seamless indoor-outdoor flow.

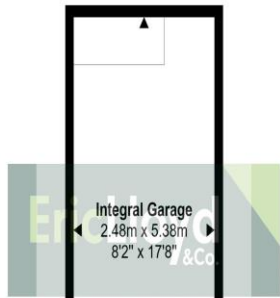
The bungalow offers three well-proportioned bedrooms. Two benefit from fitted wardrobes, providing excellent storage solutions, while the third bedroom enjoys the added luxury of an en suite shower room, complete with shower, low-level WC, and washbasin. The main bathroom is equally well-appointed, featuring a bath, separate shower enclosure, and a vanity unit with concealed flush W.C and inset washbasin.

The rear garden is a true highlight of this home, landscaped and offering a high degree of privacy, it provides a delightful outdoor retreat with glimpses of the sea. The garden is thoughtfully arranged with inset shrubs, flowering plants, and various seating areas, perfect for relaxing or entertaining. A useful potting shed adds practicality, while access pathways run along both sides of the property, connecting front and rear access.

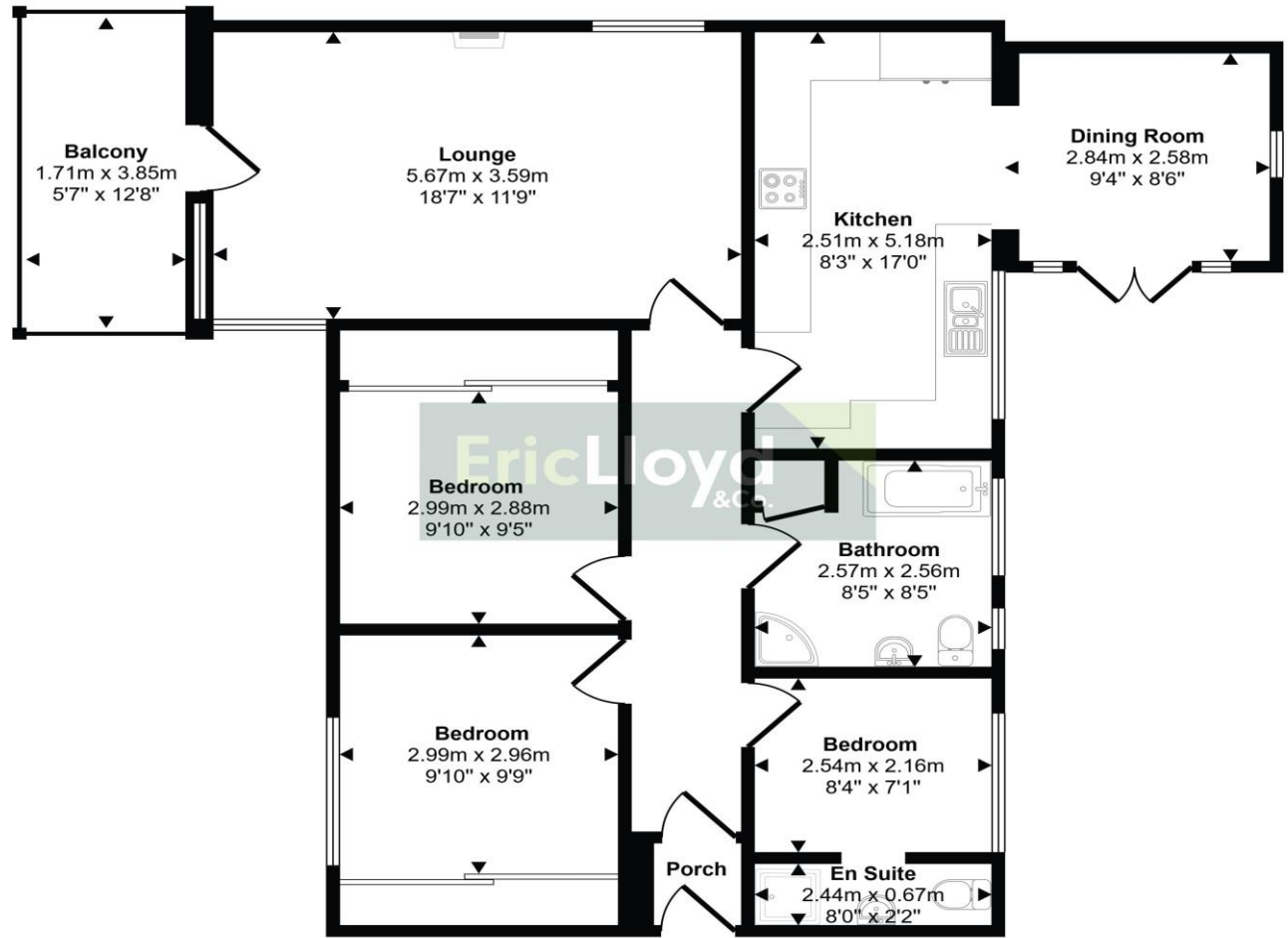
Gas fired central heating is installed along with double glazing.

This beautifully presented and well cared for Bungalow property combines coastal charm, generous living space, and well maintained landscaped gardens, making it an exceptional home in a highly sought-after location. Internal viewing is highly recommended.



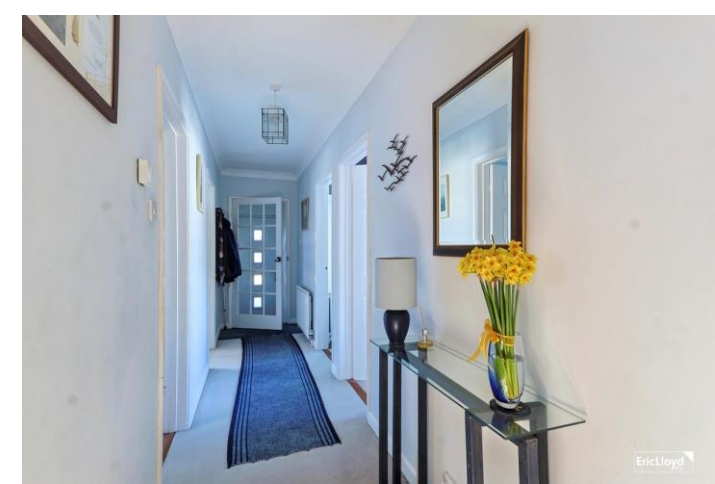


**Integral Garage**  
Approx 13 sq m / 144 sq ft



**Floorplan**  
Approx 89 sq m / 962 sq ft

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: The Ofcom website indicates that standard, superfast and ultrafast broadband is available and that mobile performance is as follows: VODAPHONE 82% / EE 80% /THREE 73% / o2 70%

#### VIEWINGS ARRANGEMENTS

Strictly by appointment through Eric Lloyd & Co

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