



44 Orchard Grove, Brixham, TQ5 9RH  
Freehold Bungalow - Semi Detached  
£269,950

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Tucked away within the ever-popular St Mary's area of Brixham, this beautifully presented two bedroom semi-detached bungalow occupies a delightful private corner plot at the top of Orchard Grove, offering a wonderful sense of seclusion alongside everyday convenience, including a bus-stop to hand and two handy Spar shop's a short walk away - one in each direction!

Approached via wooden gates, the property immediately impresses with a generous open driveway providing ample off-road parking. A thoughtfully designed, low-maintenance front garden enhances both privacy and kerb appeal, really setting the tone for the rest of the property.

Stepping inside, a welcoming entrance hall provides access to all principal rooms. The spacious dual-aspect lounge sits to the front, enjoying a pleasant outlook over the garden and an abundance of natural light. Bedroom One is a particularly well-proportioned double room positioned at the front, while Bedroom Two, also a comfortable double, benefits from built-in storage and private rear aspect. A notable feature is the generous family bathroom, located within a rear extension and fitted with a fresh white suite, including a separate shower. A separate WC adds further practicality—ideal for guests.

The heart of the home is the impressive kitchen/dining room, a bright dual-aspect space perfectly suited to modern living. The kitchen offers ample cupboard and worktop space, complemented by a well-defined dining area—ideal for both everyday meals and entertaining. A UPVC stable door leads out to the side and rear.

Externally, the property continues to impress. A charming courtyard area connects the kitchen to a highly versatile detached garage/store, complete with power, lighting, and plumbing—offering excellent potential for a workshop or hobby space. The rear garden is attractively arranged over terraced levels, designed for ease of maintenance while providing distinct areas to enjoy. These include a sunny produce section and an enclosed patio—perfect for children and pets. Mature hedging borders the plot, creating a wonderfully private, almost "island-like" setting once inside the gates.

Further benefits include modern gas central heating, quality UPVC double glazing throughout, and the significant advantage of being offered to the market with no onward chain. A superb opportunity to acquire a well-positioned bungalow in a sought-after residential location—early viewing is highly recommended.

**Council Tax Band: C**



- Charming St Mary's Bungalow
- Two Double Bedrooms
- With No Onward Chain

- Private & Secluded Plot
- Ample Parking + Garage/Store
- Freehold / Council Tax Band C

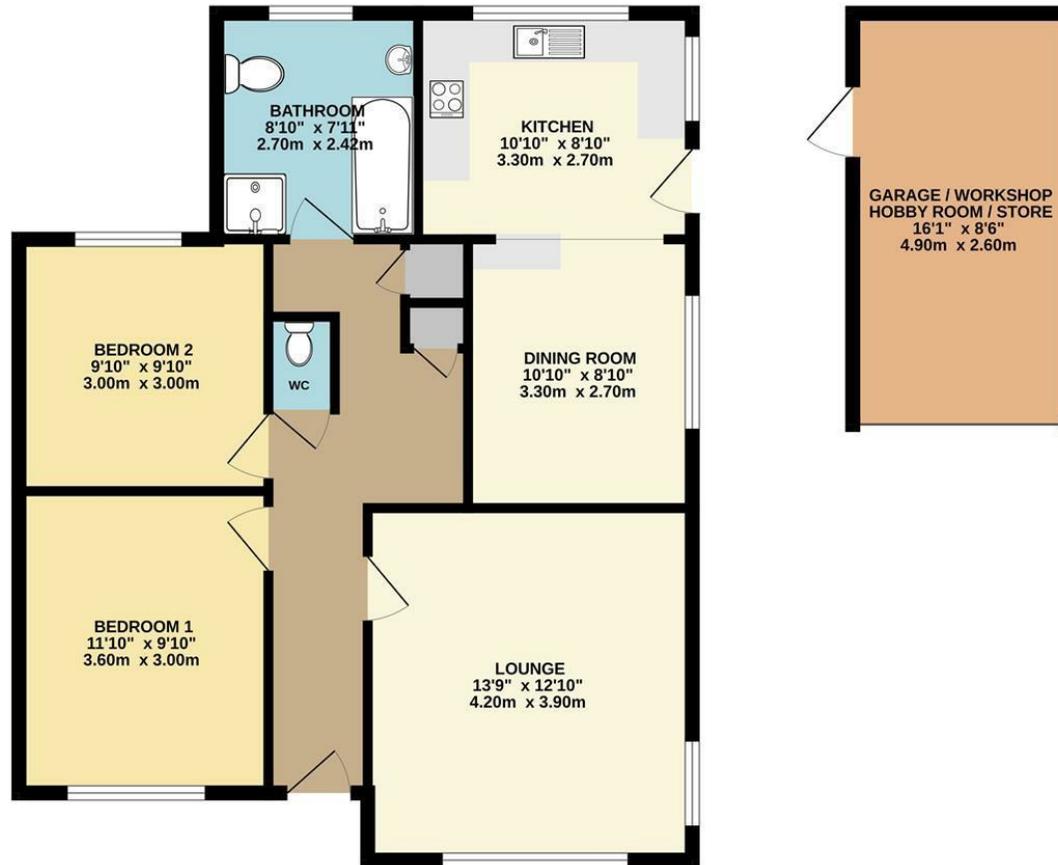


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GROUND FLOOR  
775 sq.ft. (72.0 sq.m.) approx.

OUTSIDE  
137 sq.ft. (12.7 sq.m.) approx.



TOTAL FLOOR AREA : 912 sq.ft. (84.7 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:

Energy Efficiency Rating		Current	Potential
Most energy efficient - lower running costs			
(91-100) A			
(81-90) B			
(69-80) C			
(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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