



23 Smardon Avenue, Brixham, TQ5 8JN
Freehold Bungalow
£375,000

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Situated in the ever-popular residential setting of Smardon Avenue, this spacious and highly adaptable four-bedroom link-detached bungalow enjoys a level position within the convenient and quiet surroundings of Copythorne, Brixham. With a local bus service close at hand, a convenience store with sub post office along the road, and a further parade of shops just around the corner, the location offers excellent everyday convenience. Brixham's vibrant town centre and picturesque harbour are within easy reach, while access out of Brixham is quick and straightforward.



To the front, the property benefits from ample driveway parking, laid with low-maintenance block paviour, providing an attractive and practical frontage. The bungalow opens into a particularly spacious entrance hall, which has comfortably been utilised as a dining area, immediately setting the tone for the generous proportions found throughout. From here, access is provided to all principal accommodation.

- Four Bedroom Bungalow
- Versatile & Spacious Home
- Freehold - Council Tax Band D

- Popular Level Location
- Sunny & Private Rear Garden
- Offered With No Onward Chain

At the heart of the home is a large dual-aspect lounge, creating a wonderfully light and inviting living space. A large picture window to the front fills the room with natural light, while sliding patio doors open directly onto the rear garden, enhancing the connection between indoor and outdoor living.



The central kitchen is well-appointed with ample cupboard and worktop space, presented in clean and tidy order while offering scope for modernisation or enhancement to suit individual tastes. The original footprint of the bungalow provides two generous double bedrooms, both bright and comfortable, and served by a spacious modern shower room positioned centrally for convenience. A thoughtful side extension, incorporating the former garage and extending into the rear garden, has introduced two additional bedrooms. These rooms offer excellent versatility and could easily serve a variety of purposes such as guest accommodation, home office, hobby space, or additional reception rooms. This section of the property is served by a separate WC and its own hallway connecting back to the main living accommodation and providing external access.



The rear garden is a particular highlight of the home. Enjoying a sunny and level aspect, it features a patio area directly off the property, ideal for outdoor dining and entertaining, alongside a good-sized lawn bordered by colourful and well-established planting. For those with green fingers, three useful garden sheds provide excellent storage and workspace. The garden is private and not overlooked.



Further benefits include gas central heating via a modern combi boiler and UPVC double glazing throughout - helping to achieve an enviable 'C' rated EPC. For added efficiency, there are (owned) solar panels mounted on the roof. Offered to the market with no onward chain, this is a fantastic opportunity to acquire a flexible and well-located bungalow in one of Brixham's most consistently popular residential areas.



Council Tax Band: D



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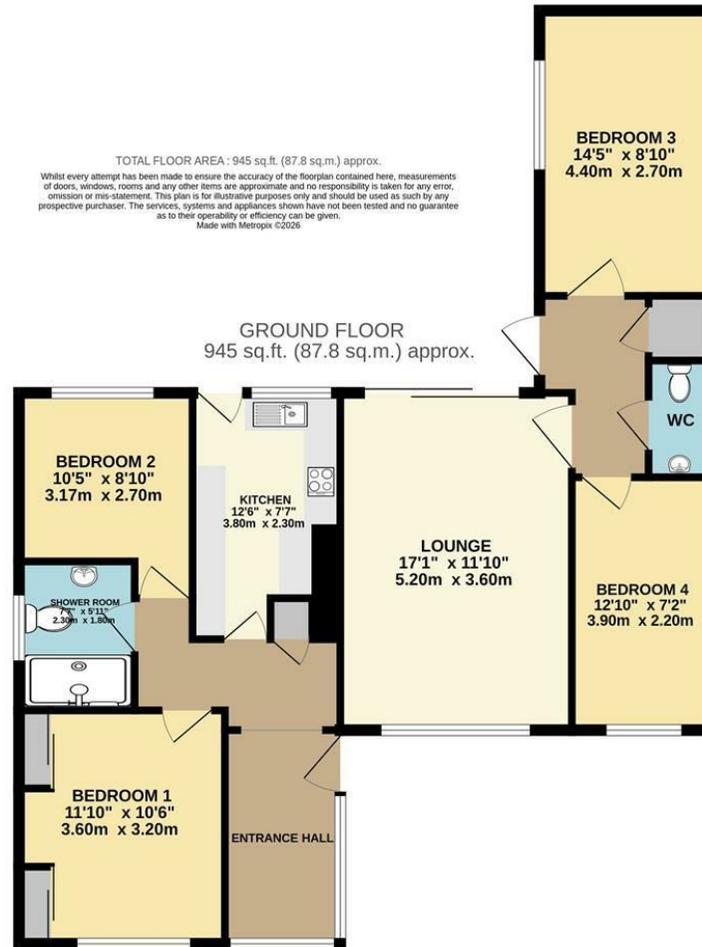


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TOTAL FLOOR AREA : 945 sq.ft. (87.8 sq.m.) approx.

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
945 sq.ft. (87.8 sq.m.) approx.



Current EPC Rating: C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(91-100) A			
(81-90) B			
(69-80) C		70	73
(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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