



18 Cotmore Close, Brixham, TQ5 0EF  
Freehold Bungalow - Detached  
Asking Price £450,000

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Located in a quiet cul-de-sac within the sought-after Brixham Heights area, this detached bungalow is far more spacious and versatile than it first appears. From the front it may seem modest, but step inside and you will quickly discover just how much accommodation and character this home has to offer.

The approach is impressive, with a wide driveway providing generous off-road parking and level space for larger vehicles, along with access to an integral garage. To the side, a neat lawn and mature planting frame the home, giving an attractive first impression.

On entering, a porch provides a practical space for coats and shoes before opening into a stunning reception area. The vaulted ceiling immediately creates a sense of space and light, with the dining hall forming the central hub of the home. This striking feature sets the tone for the property and highlights its individuality.

From the dining hall, the accommodation flows naturally into a comfortable lounge/snug area. This living space is warm and inviting, while the modern fitted kitchen, positioned just off the main hall, makes entertaining effortless. Together, these spaces strike the perfect balance between practicality and sociability.

A particular highlight is the seamless connection between the house and garden. To the rear, a large conservatory extends from the living room, offering panoramic views and abundant natural light. This is an excellent space for relaxing, reading, or entertaining, and it perfectly blurs the line between indoors and outdoors.

The bungalow provides three double bedrooms, each with its own outlook and character. The principal bedroom is positioned at the front, a good-sized double with plenty of space for wardrobes and an open view — including glimpses of the sea.



- Freehold detached bungalow in cul-de-sac
- Spacious lounge and modern kitchen
- PVCu double glazing, electric heating
- 3 bedrooms & 2 conservatories
- Generous driveway, garage, & gardens
- Council Tax Band D









A family bathroom, smartly presented with a modern suite and plenty of natural light, sits just behind the main bedroom. To the rear, the second bedroom overlooks the pretty garden, offering a peaceful setting and ample proportions.

An extension to the rear has created even more living space, incorporating a third double bedroom, a separate shower room, and a second conservatory. This addition is extremely versatile — ideal as a guest suite, a space for extended family, or even as a private retreat. Currently used to house a hot tub, the conservatory makes a perfect spot for relaxing in comfort while enjoying garden and hillside views.

The gardens themselves are a real joy. To the rear, two generous patio seating areas provide ideal spaces for outdoor dining and entertaining. A summer house is well placed to take full advantage of the outlook across Brixham, the Devonshire hills, and even out to sea.

There is also a vegetable patch and a useful garden shed, making this a home that caters as much for keen gardeners as for those who simply enjoy sitting back and soaking up the surroundings. The plot is well established yet manageable, a private sanctuary in which to unwind.

The location is highly convenient. While the cul-de-sac setting offers peace and privacy, Higher Brixham is within easy reach of the town centre and harbour. For those with pets or a love of the outdoors, a large nearby park is perfect for walking, while a small parade of shops — including a convenience store, fish and chip shop, and veterinary practice — is just a two-minute stroll away.

Transport links are also good, with a regular bus service operating in the area. This blend of tranquillity, practicality, and accessibility makes the property perfectly suited to a wide range of buyers, from downsizers seeking space and comfort, to families or anyone in search of a versatile detached bungalow in a prime Brixham position.



**Council Tax Band: D**



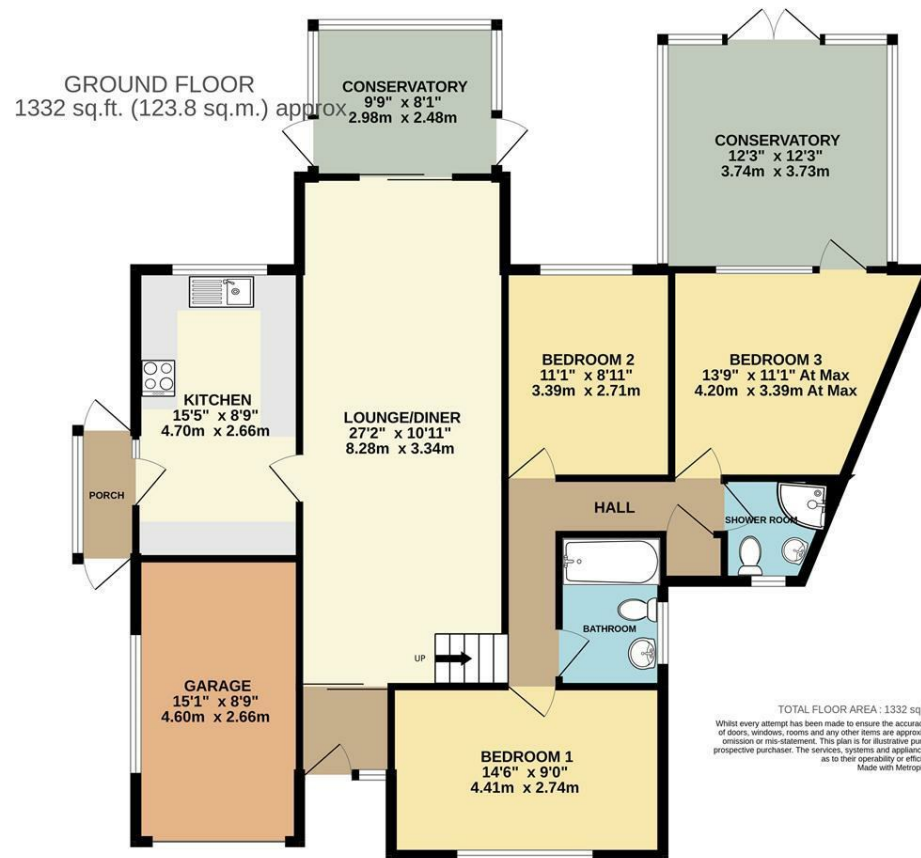
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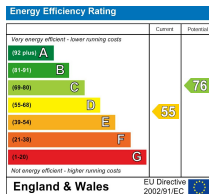








Current EPC Rating: D



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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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