



3 Bala Brook Close, Brixham, TQ5 0RQ  
Freehold Bungalow - Detached  
Asking Price £675,000

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Located at the end of a highly desirable residential cul-de-sac, this exceptional 3-bedroom bungalow has been extensively upgraded from its original specifications.

The layout is ideal for those seeking a spacious property for entertaining, with the central focus being the stunning kitchen extension boasting a vaulted ceiling. This impressive space offers a delightful green view across the private gardens.

Furthermore, the property offers potential for an annex or can easily accommodate a home office or treatment room, situated conveniently in one wing of the property. This setup is perfect for maintaining privacy in the main living areas and bedrooms, keeping work or guest spaces separate.

Upon entering the property, you're welcomed into a generous inner hallway. A convenient cloakroom WC is located nearby, along with a utility room providing direct access to the rear garden.

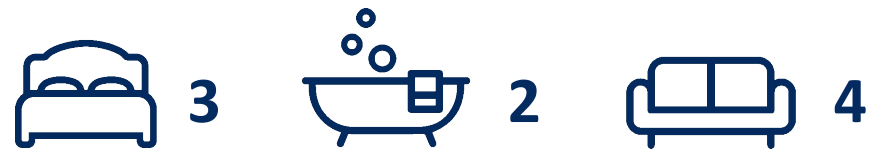
On the right-hand side, you'll find additional accommodation, offering versatility for home-based work or an annex setup.

The main bedrooms are thoughtfully positioned at the opposite end of the accommodation, ensuring a high degree of privacy.

The main living spaces and kitchen have been strategically placed to fully appreciate the encompassing gardens, with a seamless flow between the rooms and outdoor areas to enhance accessibility.

The kitchen itself has a vaulted ceiling with plenty of light, worktop space and is fitted with high end Neff appliances.

The location of this property is bound to captivate those in search of a semi-rural setting, boasting expansive countryside views and generous garden plots that offer both space and privacy.



- Freehold extended 3-bed detached bungalow
- Annex potential or home office setup

- EPC C - Owned Solar Generating Circa £800 PA
- Perfect for semi-rural living, panoramic views









Ample parking is available, making it ideal for those with mobile homes, boats, or similar requirements. The property also features a garage that can effortlessly be converted back into a double garage if desired.

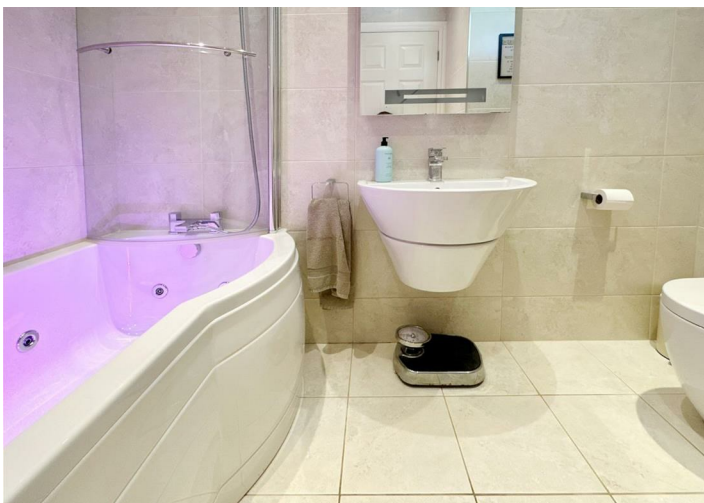
A standout feature is the wrap-around garden, showcasing various captivating areas. A sizable patio, complemented by a contemporary pergola, provides an ideal space to bask in the sun or seek shelter in its elevated position.

The elevated section of the garden offers awe-inspiring views back towards the property and the Southdown Hills on the opposite side of the valley. On the other side of the garden, a spacious warp composite deck encompasses a fitted inset swimming pool, newly replaced in 2021. The pool also benefits from a heat exchanger, allowing it to be heated from May to September at an efficient cost of around £5 per day—an excellent feature that will appeal to those who may otherwise view pools as high-maintenance.

Additional eco-friendly benefits include solar panels, installed in 2016 and owned outright, which generate approximately £800 per year through the government's Feed-in Tariff scheme. With 11 years remaining on the guaranteed tariff, and payments increasing annually, this offers both sustainability and a valuable financial return.

Brixham boasts excellent transport connections, notably the South Devon Link Road facilitating easy access to the M5 motorway. The convenience of Paignton train station within approximately 5.5 miles and Totnes train station around 10 miles away enhances accessibility.

Additionally, Exeter Airport, located approximately 32 miles away, provides a range of domestic and international flight options. Furthermore, for those prioritizing remote work, the town offers rapid fibre optic broadband connections, the result of a substantial £4 million infrastructure investment in 2021.



**Council Tax Band: F**



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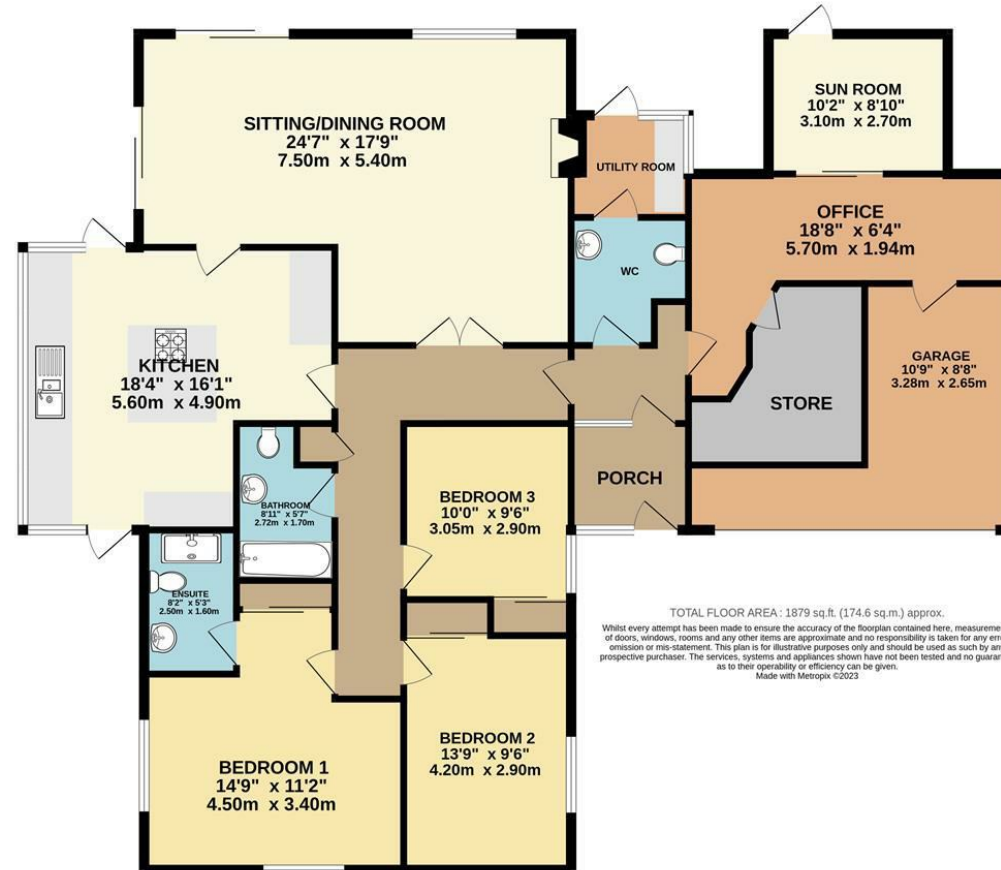
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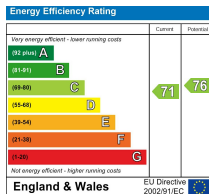




GROUND FLOOR  
1879 sq.ft. (174.6 sq.m.) approx.



Current EPC Rating: C



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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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