



15 Hill Park Road, Brixham, TQ5 9ET
Freehold Bungalow - Terrace
£195,000

boycebrixham
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Tucked away in a wonderfully convenient location near the stunning coastline, this charming bungalow offers the perfect balance of peaceful living and everyday practicality. Situated close to Berry Head Country Park and the nearby coastal park, it's an ideal spot for dog walkers and anyone who enjoys scenic outdoor spaces, with beautiful walks quite literally on your doorstep.

The property also benefits from excellent local convenience, with a Co-op just a short, level five-minute walk away—perfect for picking up daily essentials without the need for a car. This accessibility, combined with the tranquil surroundings, makes the home particularly appealing for those seeking an easy, relaxed lifestyle.

Originally an ex-local authority bungalow, the home has been lovingly owned by the same family since 1969 and offers a sense of history and care throughout. It is equipped with gas central heating, including a modern combination boiler installed in 2023, along with double glazing throughout and some more recent replacement uPVC windows for added efficiency and comfort.

Externally, the property has been well maintained, with new fascias, gutters, and exterior decoration completed in 2025, ensuring it is ready for its next chapter. There is also the benefit of a right to use a nearby car park, as well as a very handy storage area by the front door—ideal for bins, bicycles, or outdoor equipment.

Inside, the accommodation begins with an entrance porch leading into a spacious and bright living room. Just off the living space is a delightful garden room, offering a pleasant spot to relax and enjoy views of the outside. The kitchen is a good size and includes a useful pantry, while an inner hallway provides access to a generous walk-in airing cupboard or additional storage space.

The bungalow currently offers a well-proportioned bedroom with fitted wardrobes and a shower room, but also presents exciting potential. A lean-to area provides scope to create a second bedroom, subject to any necessary permissions, making this a flexible home that could adapt to a variety of needs.

Council Tax Band: A



- Near Berry Head Country Park walks
- Co-op shop five-minute level walk
- Modern combi boiler installed 2023

- Ideal for dog walkers and nature lovers
- Same family ownership since 1969
- Potential to create second bedroom

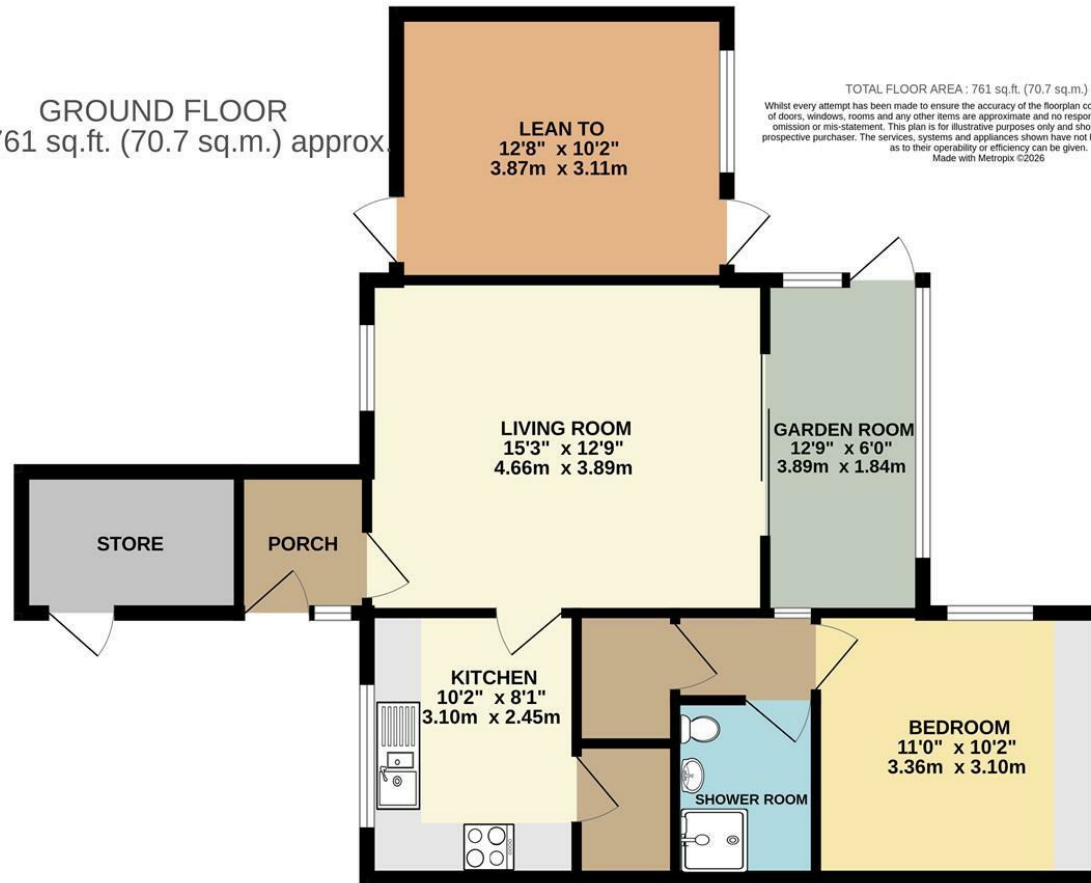


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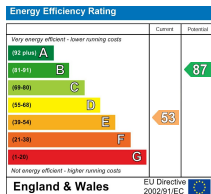
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GROUND FLOOR
761 sq.ft. (70.7 sq.m.) approx



TOTAL FLOOR AREA: 761 sq.ft. (70.7 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: E



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