



The Palms, 35 Elliott Grove, Brixham, TQ5 8RT
Freehold Bungalow - Semi Detached
£445,000

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Tucked away at the end of a quiet cul-de-sac, 'The Palms' is a deceptively spacious four-bedroom semi-detached dormer bungalow offering far more than first meets the eye. Ideally positioned for easy access both into Brixham's bustling harbour and town centre, and out towards Torbay and beyond, the property also benefits from nearby convenience stores, local amenities and regular bus services.

From the roadside, the property appears to be a modest bungalow, however stepping inside reveals a surprisingly large and versatile family home that is beautifully presented throughout and ready for immediate enjoyment. A welcoming entrance hall sets the tone, with two generous double bedrooms positioned on the ground floor, overlooking the front and rear respectively, both served by a stylish and light-filled shower room.

The heart of the home lies within the impressive dual-aspect lounge, a bright and inviting family space centred around a contemporary log burner with striking exposed flue. Beyond, a separate dining room provides the perfect setting for family meals and entertaining, opening through French doors to the rear garden and connecting seamlessly with the kitchen. The kitchen itself is a standout feature, enhanced by a vaulted ceiling which creates a wonderful sense of space and light. Offering an abundance of cupboard and worktop space, it is both practical and attractive, with direct access to the adjoining car port with electric roller door and EV car charging point. Upstairs, the accommodation continues to impress. A particularly spacious landing creates an ideal home office or study area, while two further double bedrooms enjoy elevated open views across the surrounding area and benefit from useful eaves storage. These rooms are served by a well-appointed family bathroom featuring a modern white suite and a Velux window positioned above the bath.

Outside, the rear garden is a true highlight and has been thoughtfully designed for both relaxation and entertaining. The level, sunny garden is divided into several distinct areas, including a fantastic swimming pool set within a generous patio surround and separated from the large lawn by a charming picket fence. Beyond the lawn is a stylish covered seating area, perfect for summer barbecues and outdoor gatherings. Additional benefits include a garden shed and access behind the car port. To the front, a low-maintenance driveway provides ample off-road parking for multiple vehicles. The property further benefits from solar panels helping to offset running costs, alongside gas central heating and UPVC double glazing throughout, creating an efficient and economical home.

A surprisingly spacious and exceptionally versatile family property in a sought-after location, offering an enviable combination of generous accommodation, excellent outdoor space and a superb swimming pool.

Council Tax Band: C

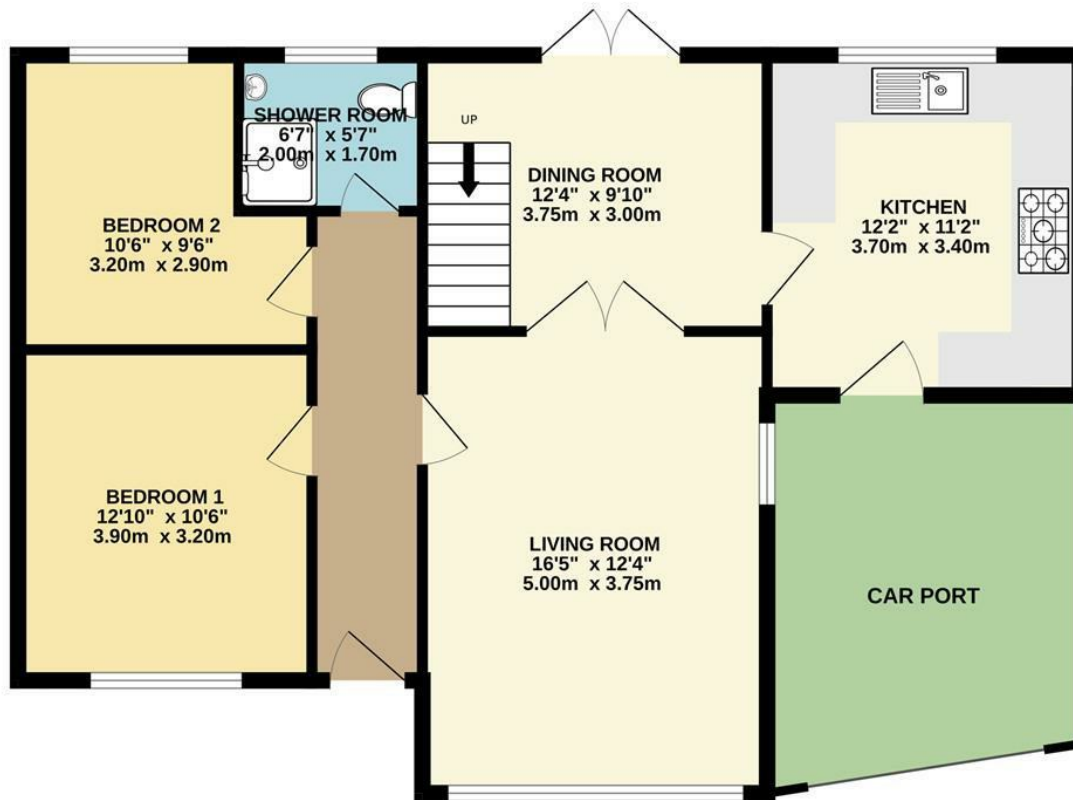


- Large Four-Bedroom Property
- Ample Driveway Parking + Carport
- Popular Copythorne Location
- Sunny Level Garden With Pool
- Well Presented Throughout
- Freehold / Council Tax Band C

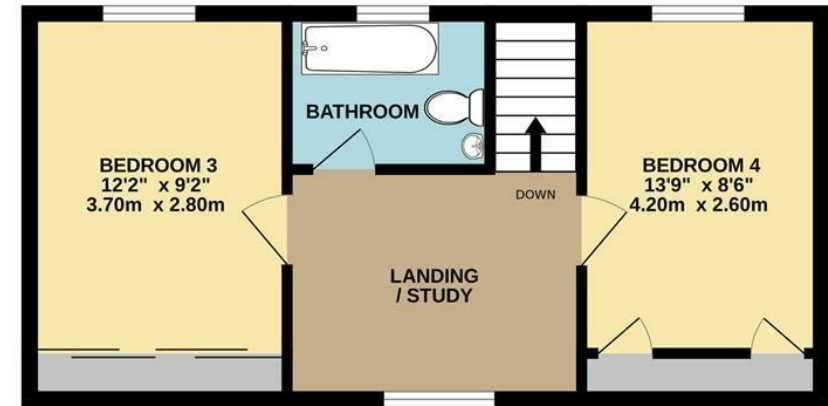




GROUND FLOOR
782 sq.ft. (72.6 sq.m.) approx.



1ST FLOOR
389 sq.ft. (36.1 sq.m.) approx.

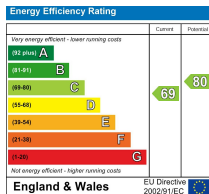


TOTAL FLOOR AREA : 1171 sq.ft. (108.7 sq.m.) approx.

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: C



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