



153 North Boundary Road, Brixham, TQ5 8JU  
Freehold Bungalow - Detached  
Asking Price £289,950

**boyce**brixham  
email [property@ljboyce.co.uk](mailto:property@ljboyce.co.uk) call 01803 852736



Offering an excellent opportunity for the discerning buyer, this spacious detached bungalow is discreetly positioned just off the ever-popular North Boundary Road, accessed via a private drive serving only two bungalows. Occupying the right-hand plot, the property benefits from a generous and private end position, backing directly onto open countryside.

The bungalow is of a good overall size and has been historically extended to both the side and rear. It now offers two garages: one integral garage of generous proportions with internal access, and a second lean-to style garage which would benefit from improvement.

The accommodation is both light and well laid out, with the bedroom areas thoughtfully separated from the main living spaces, providing a good degree of privacy. There are two well-proportioned double bedrooms located to the far right-hand side of the bungalow, with a shower room positioned between them. An inner hallway provides access to a useful airing cupboard.

The spacious living room sits centrally within the bungalow and features a large picture window overlooking the front garden, allowing plenty of natural light. A centrally positioned fireplace provides an attractive focal point to the room.

A particular standout feature of the property is the impressive extension to the rear of the garage, creating a superb kitchen/dining room - ideal for family living and entertaining. This space opens directly onto the secluded rear garden.

The rear garden is of a good size and enjoys a high degree of privacy, backing onto open countryside and offering excellent potential. To the side of the bungalow is additional outdoor space, ideal for sheds, a conservatory, or further garden use, along with a pathway leading back to the front of the property.

The property is offered for sale chain-free with vacant possession. Further benefits include uPVC double glazing and gas central heating via a combination boiler. While the bungalow would benefit from modernisation throughout, it presents an excellent blank canvas with significant potential for the right buyer.

**Council Tax Band: C**



- Spacious Freehold Detached Bungalow
- Lovely Corner Position Adjacent Fields
- In Need Of Modernisation

- Renovation Project With Great Scope
- Chain Free
- Council Tax Band C

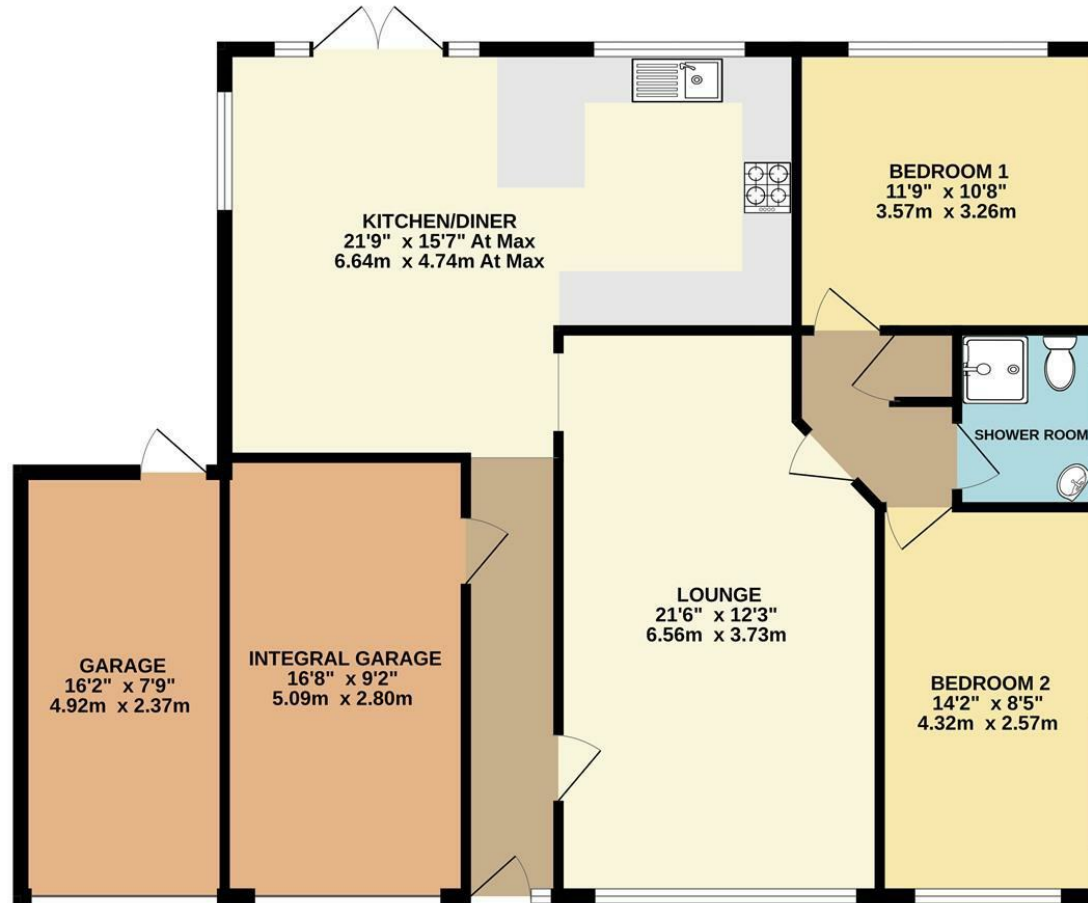








GROUND FLOOR  
1202 sq.ft. (111.6 sq.m.) approx.



TOTAL FLOOR AREA - 1202 sq.ft. (111.6 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: D

| Energy Efficiency Rating                    |  | Current                 | Potential |
|---------------------------------------------|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (91-100) <b>A</b>                           |  |                         |           |
| (81-90) <b>B</b>                            |  |                         |           |
| (69-80) <b>C</b>                            |  |                         |           |
| (55-68) <b>D</b>                            |  | 57                      | 65        |
| (39-54) <b>E</b>                            |  |                         |           |
| (21-38) <b>F</b>                            |  |                         |           |
| (1-20) <b>G</b>                             |  |                         |           |
| 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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