



53 North Boundary Road, Brixham, TQ5 8LH  
Freehold Bungalow - Semi Detached  
Offers Over £225,000

**boyce**brixham  
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Located on the ever popular North Boundary Road is this deceptively spacious, light and bright bungalow which is the perfect option for those looking to be in a tranquil setting with the cricket grounds immediately to the rear. The open green spaces ensure a good amount of open light and air can be enjoyed with the summer setting sun flowing light into the back garden right until late in the evening.

Set on a level plot, the property benefits from easy access to local bus services and nearby shops. It is also conveniently close to the South West Coastal Path and Fishcombe Cove, offering beautiful coastal walks and seaside experiences.

The property benefits from an entrance porch - ideal for outdoor wear - leading to an entrance hallway with a large storage cupboard (and housing the modern Worcester boiler).

The kitchen is a good size light-and-bright space, fitted with an older kitchen, it's certainly useable but is now ripe for refreshment. There is a serving hatch opening into the living space adjacent. This kitchen also benefits from a side door leading to the parking area and into the garden.

The living room is a good size with a large window to the front aspect. There is an inner hallway to the rear of the living space where you can access the shower room and two double bedrooms, both overlooking the rear garden.

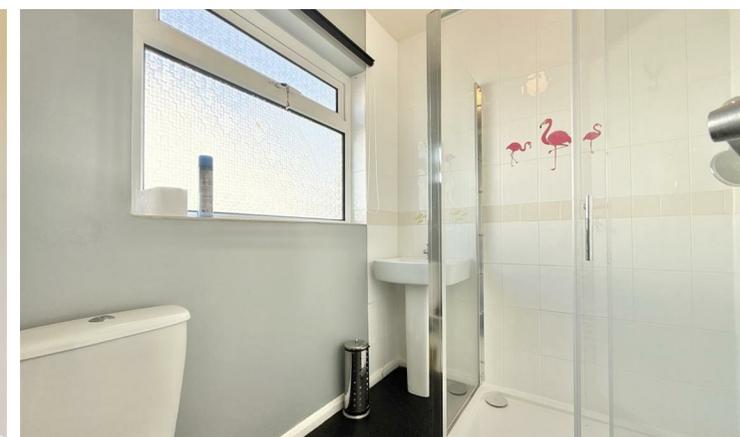
Outside to the front, there is a good-sized driveway flanking the whole right-side of the property. The driveway is of an excellent length and offers ample parking for several vehicles. The front garden has been designed with ease of maintenance in mind, as has the back. The rear is a very sunny space enjoys an open aspect across the cricket grounds and the Churston Woodland beyond.

The property benefits from UPVC double glazing throughout and a gas central heating system, serviced by the aforementioned Worcester combination boiler. We are pleased to offer this property to market with NO ONWARD CHAIN.

**Council Tax Band: C**



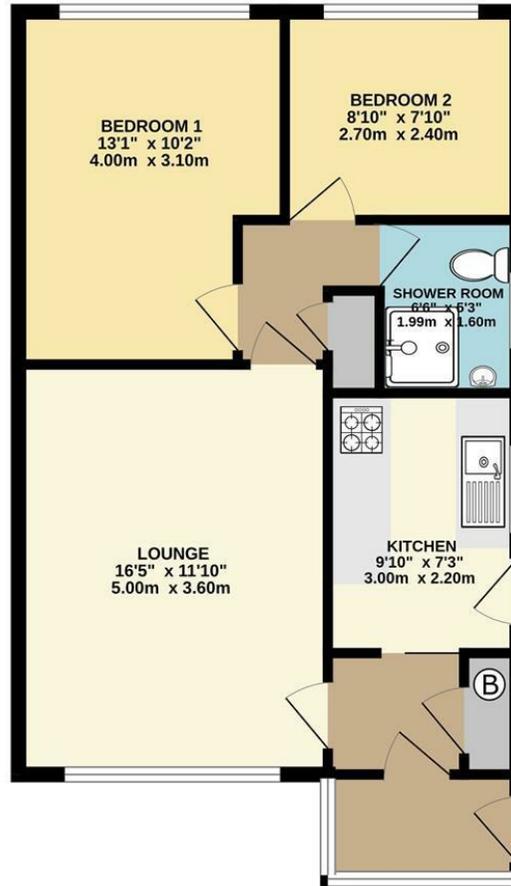
- Super Two Bedroom Bungalow
- Ever-Popular North Boundary Location
- Light-And-Bright Throughout
- Gas Central Heating
- With No Onward Chain
- Backing Onto Cricket Field & Woods
- Ample Driveway Parking
- Scope For Improvement





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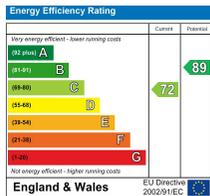
GROUND FLOOR  
577 sq.ft. (53.6 sq.m.) approx.



TOTAL FLOOR AREA : 577 sq.ft. (53.6 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: C



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