



169 North Boundary Road, Brixham, TQ5 8JS
Freehold Bungalow - Detached
Asking Price £425,000

boycebrixham
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Occupying a sought-after position on the highly desirable North Boundary Road, this beautifully presented detached bungalow enjoys one of the area's most favoured settings. Renowned for its level location, the property is within easy reach of local shops, regular bus services and an abundance of breathtaking coastal and woodland walks, all accessible directly from the doorstep. Backing onto open farmland on the preferred field side of the road, this home offers a peaceful and private setting, making it an exceptional choice for those seeking an idyllic retirement lifestyle.

The property immediately impresses with its smart resin-bound driveway, providing ample off-road parking and leading to the attached garage. A welcoming entrance porch opens into a beautifully remodelled and tastefully redecorated home, where the current owners have created a stylish and comfortable living environment. The accommodation comprises two generous double bedrooms, with the principal bedroom benefiting from an extensive range of fitted wardrobes. Two modern shower rooms provide excellent convenience, making the property equally well suited to visiting family and guests.

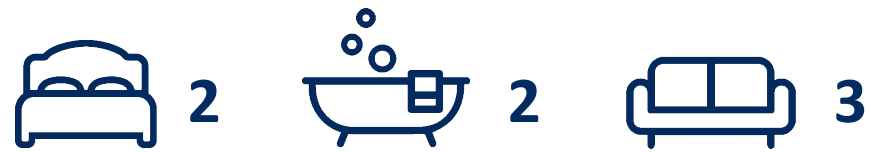
The spacious living room is centred around an attractive feature fireplace and has been thoughtfully extended to the rear to create a stunning vaulted snug. Flooded with natural light, this delightful space enjoys uninterrupted views across the rear garden and neighbouring farmland, with doors opening directly onto the decked terrace. Whether relaxing with a book or simply enjoying the peaceful surroundings, this is undoubtedly one of the home's standout features.

Positioned at the heart of the bungalow, the well-designed kitchen offers generous worktop space and an abundance of storage, creating an ideal environment for keen cooks and those who enjoy entertaining. Adjacent to the kitchen is a superb garden room, currently used as the dining room, where the fully glazed roof creates a wonderfully bright space to enjoy meals throughout the year. A separate utility room, already plumbed and ready for use, provides space for laundry appliances and additional storage, with internal access continuing through to the garage.

The garage itself is an excellent size and benefits from an electric roller door for added convenience. It also houses the property's solar PV equipment, allowing easy access for maintenance. Beyond the garage is a substantial workshop, offering fantastic versatility. Thanks to its integral position, this space presents excellent potential to be converted into additional living accommodation, a home office or hobby room, subject to any necessary consents.

Outside, the rear garden has been thoughtfully designed to provide an attractive yet low-maintenance outdoor space. A generous decked seating area extends seamlessly from the living accommodation, creating the perfect place for outdoor dining or entertaining while taking in the open countryside views. The remainder of the garden is laid mainly to lawn with well-stocked planting beds and a gravelled section, combining ease of maintenance with year-round enjoyment in this wonderfully tranquil setting.

Council Tax Band: D



- Sought-after North Boundary Road location
- Beautifully remodelled throughout
- Garage, workshop and solar panels
- Backs directly onto open farmland
- Stunning vaulted garden snug
- Low-maintenance sunny rear garden



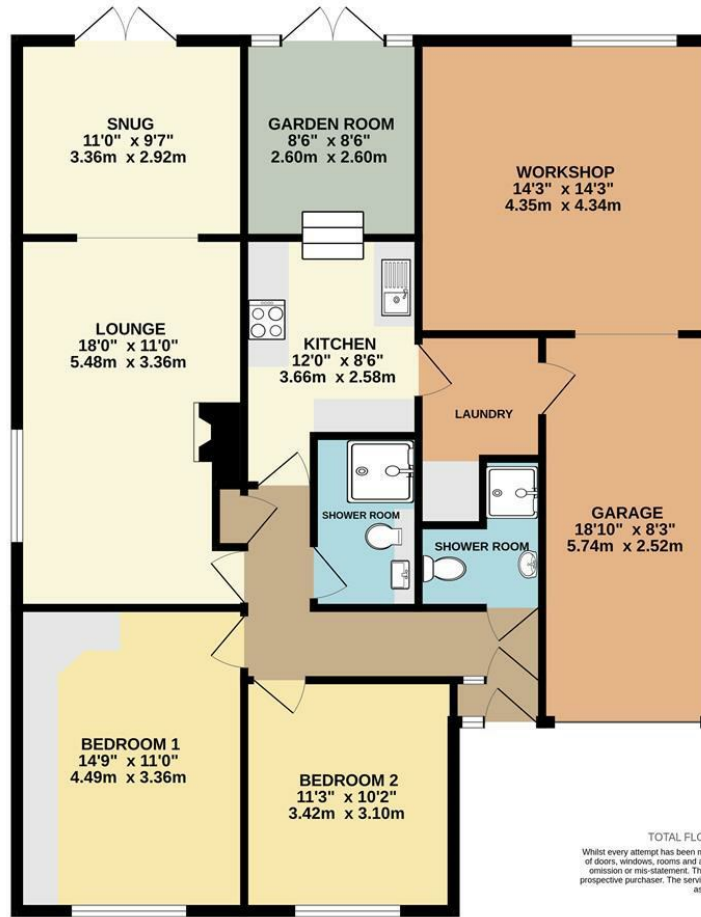
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GROUND FLOOR
1303 sq.ft. (121.1 sq.m.) approx.



TOTAL FLOOR AREA: 1303 sq.ft. (121.1 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:

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