



27 Huccaby Close, Brixham, Devon, TQ5 0RJ  
Freehold Bungalow - Detached  
£750,000

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Positioned within the highly regarded Brixham Heights development, this exceptional detached bungalow occupies a generous double-width, south-facing plot and enjoys panoramic rural views stretching towards the sea and across Brixham. Originally constructed in 1987 to the sought-after "Sandhurst" design, the property has been beautifully maintained and thoughtfully enhanced over the years, resulting in a substantial and impeccably presented home offering both space and versatility in a peaceful residential setting.

Extended by previous owners and further improved by the current custodians, the bungalow now provides expansive and flexible accommodation, including the potential to create a self-contained one or two-bedroom annexe if required. High-quality upgrades throughout include a stunning contemporary kitchen fitted with premium integrated appliances, alongside a luxurious principal en-suite bathroom finished to an exceptional standard.

The accommodation flows effortlessly, with generously proportioned rooms designed to maximise comfort and natural light. A particularly impressive lounge/dining room opens directly onto a large sun terrace, perfectly positioned to take full advantage of the far-reaching views. There are four bedrooms in total, including a superb principal suite complete with dressing room and a sumptuous en-suite featuring twin wash basins, a rainfall shower and jacuzzi-style spa bath. In addition to the main living space, a spacious garden room offers further versatility, ideal as an annexe lounge or simply a wonderful additional reception room with direct access to the beautifully landscaped gardens.



- Large Four-Bedroom Bungalow
- Double Garage & Driveway Parking
- Well Regarded Tranquil Location
- Superb Rural & Sea Views
- Beautifully Presented Throughout
- Freehold - Council Tax Band F



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A rare advantage in Brixham is the integral double garage, providing excellent storage, workshop potential or secure parking for multiple vehicles. The property further benefits from gas central heating, PVCu double glazing, cavity wall insulation and extensive loft insulation, creating an efficient and comfortable home throughout the year. Separate gas boilers serve both the main house and the swimming pool facilities.

The landscaped rear gardens are a true highlight of the property, having been carefully designed to create an attractive and private outdoor environment from which to enjoy the elevated outlook. The south-facing orientation ensures excellent sunshine throughout the day, making the terraces and seating areas ideal for entertaining and al fresco dining. Completing this remarkable home is a heated outdoor swimming pool with adjoining pool room, changing facilities, shower and WC — a highly unusual and desirable feature for the area. Mature hedging and walled boundaries provide an excellent degree of privacy, while the elevated position of Brixham Heights allows the property to enjoy outstanding natural light all year round.

Conveniently situated approximately one and a half miles from Brixham's bustling harbour and town centre, the property is also within easy reach of local shops at St Mary's Square, nearby beaches, scenic coastal walks and regular bus services. Brixham Heights also offers excellent access to Kingswear and Dartmouth in one direction, and Paignton, Torquay and the South Devon Highway in the other, connecting conveniently to Exeter, the M5 motorway and Exeter International Airport.



**Council Tax Band: F**

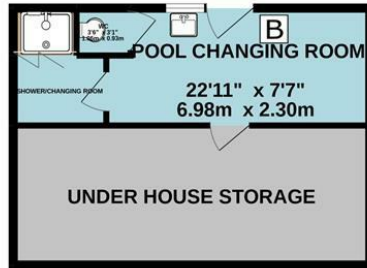


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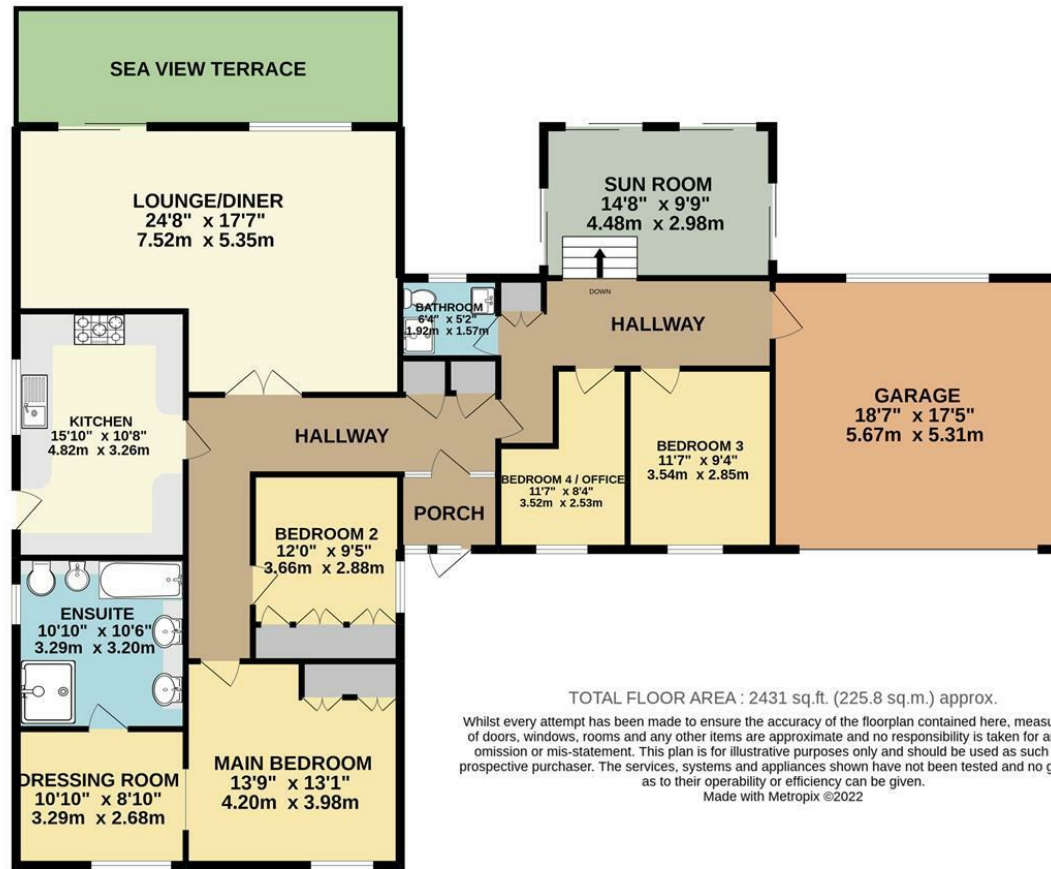
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LOWER LEVEL  
378 sq.ft. (35.1 sq.m.) approx.



GROUND FLOOR  
2053 sq.ft. (190.7 sq.m.) approx.



TOTAL FLOOR AREA : 2431 sq.ft. (225.8 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
Most 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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