



16 Belmont Road, Brixham, TQ5 9JH
Freehold Bungalow - Semi Detached
Asking Price £329,950

boycebrixham
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This spacious semi-detached bungalow offers excellent room proportions and impressive ceiling heights, creating a bright and airy feel throughout. Deceptively large, the property is far more substantial than a simple drive-by might suggest. Set on a generous plot, it benefits from ample off-road parking to the front and a sizeable, level rear garden.

Internally, the bungalow provides three well-proportioned bedrooms along with two reception rooms, including a comfortable lounge and a separate dining room. The dining room sits adjacent to the kitchen, offering fantastic potential to be opened up and transformed into a stylish and contemporary kitchen-diner if desired.

The kitchen itself is a modern, sleek fitted space, offering a good range of worktop areas and storage options, along with space for various appliances. It is both practical and well-designed, making it ideal for everyday use while still offering scope for further enhancement.

A useful side porch provides direct access from the kitchen into the garden, making it perfect for al fresco dining, entertaining, or summer barbecues. The three bedrooms consist of two generous doubles and a third smaller double, all served by a smart, modern shower room which also benefits from a large airing cupboard.

The spacious entrance hallway enhances the sense of space and provides access to a particularly large loft area, offering excellent storage potential. Additional storage is also available via a handy cupboard located near the dining room, ensuring the home remains practical as well as comfortable.

Externally, the rear garden is predominantly level and thoughtfully arranged, featuring a patio seating area, gravel borders, new fencing, and a large lawn—ideal for children, pets, or keen gardeners looking to create their own outdoor haven. Situated in a quiet cul-de-sac in Brixham, the property enjoys a convenient and well-regarded location, and further benefits from uPVC double glazing and gas central heating throughout.

Council Tax Band: C



- Spacious semi-detached bungalow
- Three well-proportioned bedrooms
- Large level rear garden

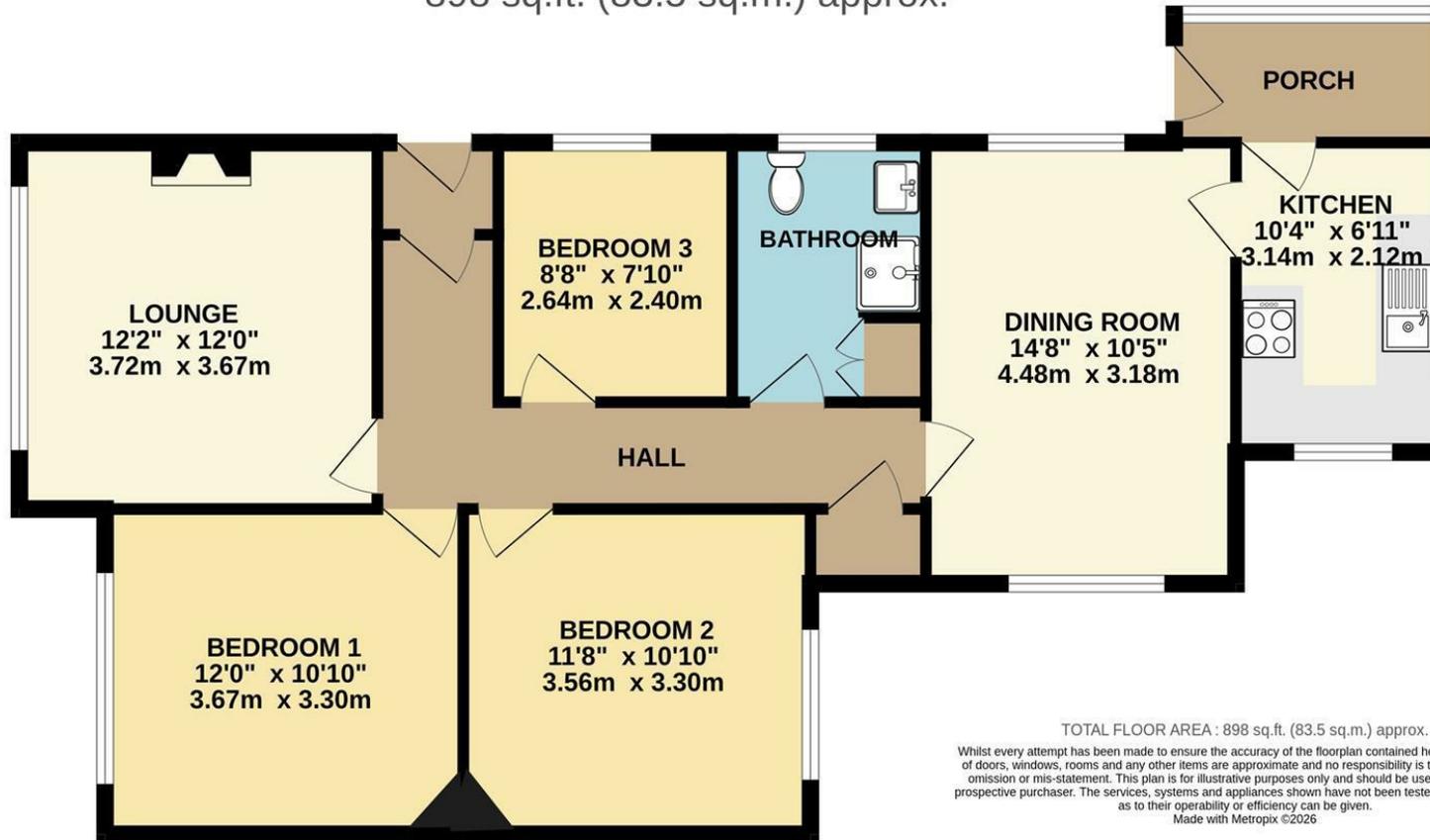
- Deceptively large interior space
- Two reception rooms
- Ample off-road parking





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GROUND FLOOR
898 sq.ft. (83.5 sq.m.) approx.



TOTAL FLOOR AREA : 898 sq.ft. (83.5 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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