



4 Summerlands Close, Brixham, TQ5 0EA
Freehold Bungalow - Detached
£349,950

boycebrixham
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Situated in the highly sought-after and peaceful cul-de-sac of Summerlands Close in Higher Brixham, this impressive three-bedroom detached split-level bungalow occupies a generous, sun-drenched corner plot and enjoys a wonderfully private setting.

The property is thoughtfully arranged in a reverse-level layout, with entry into a spacious and welcoming entrance hall. The main living accommodation is positioned on the ground floor, making the most of the elevated outlook. The lounge is a particularly bright and airy space, featuring sliding patio doors that open directly onto the rear garden, allowing natural light to flood the room. The kitchen is well-proportioned and flows seamlessly into a striking sunken dining room, creating a sociable and distinctive living area. From here, the property benefits from far-reaching open views, including delightful sea views across Torbay.

A short flight of stairs leads down to the lower ground floor, where three generously sized double bedrooms are located. Two of the bedrooms enjoy dual-aspect windows, enhancing the sense of light and space, while the principal bedroom benefits from its own en-suite shower room. A well-presented family shower room with a clean white suite serves the remaining bedrooms.

Externally, the property continues to impress. Positioned on a corner plot, it boasts two separate driveways providing ample off-road parking, in addition to a good-sized garage. The front and side gardens are mainly laid to lawn, offering attractive kerb appeal, while the rear garden is a standout feature—spacious, private, and south-facing, ensuring it enjoys sunshine throughout the day. Designed for ease of maintenance, it also includes a useful brick-built store and a greenhouse, ideal for gardening enthusiasts.

Further benefits include gas central heating, uPVC double glazing throughout, and excellent internal storage options in addition to the garage.

Offered to the market with no onward chain, this is a superb opportunity to acquire a spacious and well-positioned home in a quiet and desirable residential location.

Council Tax Band: D



- Detached Split-Level Bungalow
- Two Driveways + Garage
- Freehold - Council Tax Band D

- Three Double Bedrooms
- Open Outlook With Sea Views
- With No Onward Chain

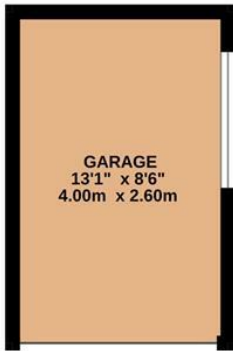


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OUTSIDE
112 sq.ft. (10.4 sq.m.) approx.



LOWER GROUND FLOOR
514 sq.ft. (47.7 sq.m.) approx.



GROUND FLOOR
634 sq.ft. (58.9 sq.m.) approx.



TOTAL FLOOR AREA : 1259 sq.ft. (117.0 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			
(92-100) A			
(81-91) 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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