



2 Elm Road, Brixham, TQ5 0DH
Freehold Bungalow - Semi Detached
£275,000

boycebrixham
email property@ljboyce.co.uk call 01803 852736

We are delighted to offer this superb TWO BEDROOM SEMI DETACHED BUNGALOW to the market for the first time in around 20 years, with NO ONWARD CHAIN.

Situated in a popular residential location with bus service to hand, along with local convenience stores at Summercourt Way and a pleasant walk to the village-like St Mary's Square. Within 3/4 of a mile is the main Brixham town centre and harbour areas, offering a bustling collection of pretty shops, pubs and eateries. The town is ideal for those looking to retire to a fantastic town with a great community on your doorstep.

The property itself enters via a generous sized entrance porch - a perfect landing space for jackets and boots etc and a sunny spot in the mornings. Through to the entrance hall which conveniently leads off to all principal accommodation. Set the the right are two double bedrooms. Both well proportioned with the larger masters bedroom set to the rear and enjoying a lovely sunny aspect South. The lounge is a good sized dual aspect living room, with feature fireplace, again enjoying pleasant views and bringing in plenty of natural light. The property is serviced by an immaculate family bathroom equipped with a modern white suite with inset basin area. The kitchen is set to the rear of the right elevation and once again is dual aspect and takes in a lovely vista south. The kitchen enjoys plenty of cupboard and worktop space, owed to the 'u-shaped' arrangement which really makes the most of the space. There is gas central heating and UPVC double glazing, all making this an efficient property to run.

Outside, to the front there is a charming front lawn, surrounded by some established border and some updated borders ready for development. The frontage is flanked by driveway parking for two vehicles ahead of the large detached garage (with light, power and courtesy side access). The rear garden is of particular note, a super-sunny South-West Facing garden which is level out from the property with a spacious timber deck ahead of a luscious green lawn. Steps down to a more secluded spot behind the garage.

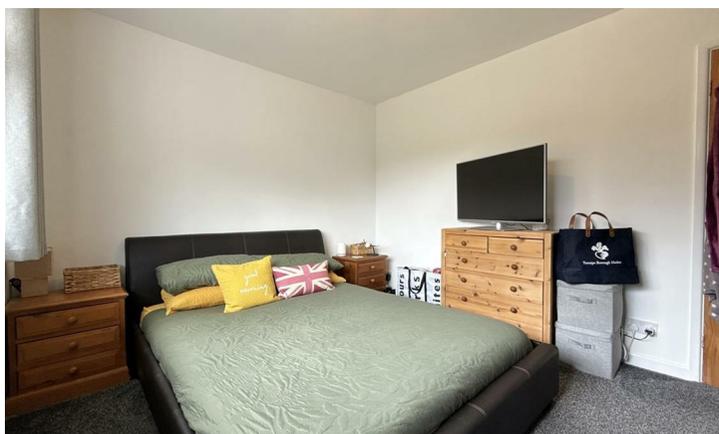
We are pleased to offer this property with no onward chain, and viewing is highly recommended!

Council Tax Band: B



- Super Two Bedroom Bungalow
- South-West Facing Rear Garden
- Garage & Ample Driveway Parking
- Gas Central Heating & UPVC Windows

- Popular Residential Location
- Very Well Presented Throughout
- Convenient Position Near To Bus & Shops
- Offered With No Onward Chain



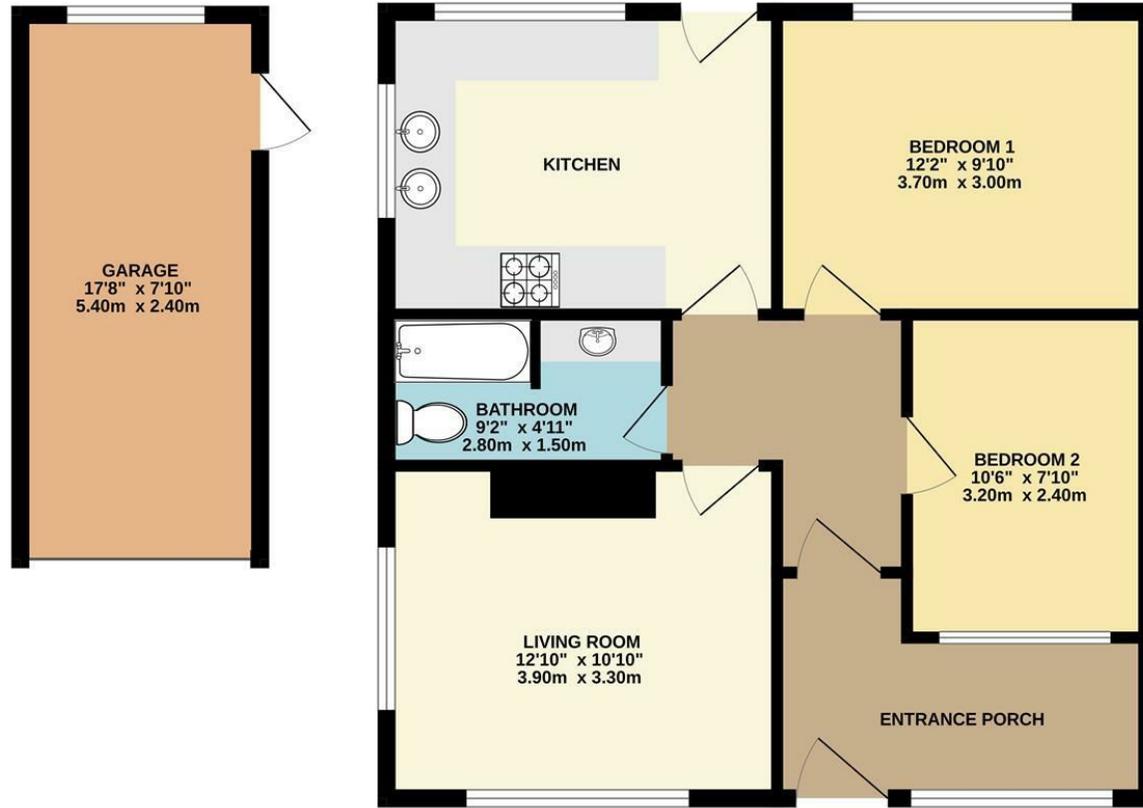
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OUTSIDE
139 sq.ft. (12.9 sq.m.) approx.

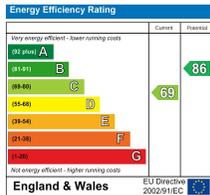
GROUND FLOOR
628 sq.ft. (58.4 sq.m.) approx.



TOTAL FLOOR AREA : 768 sq.ft. (71.3 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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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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