



52 Summercourt Way, Brixham, TQ5 0RB  
Freehold Bungalow - Semi Detached  
Asking Price £325,000

**boyce**brixham  
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Situated in the highly sought-after Summercourt Way, this beautifully presented two-bedroom semi-detached bungalow offers an exceptional opportunity for those seeking a peaceful retirement or a low-maintenance home in one of Brixham's most desirable residential locations. Enjoying an elevated position with delightful views across the town and out towards the sea, the property combines comfortable living with a tranquil setting, all whilst remaining conveniently close to everyday amenities. Constructed from traditional brick and requiring very little maintenance, the home also benefits from gas central heating, uPVC double glazing and owned solar panels, helping to improve energy efficiency and reduce day-to-day running costs.

One of the property's greatest assets is its enviable location. Directly opposite lies an attractive open park where residents can enjoy leisurely walks whilst taking in the breathtaking coastal views and rolling South Devon countryside. Whether you're walking the dog, enjoying a picnic or simply relaxing outdoors, this wonderful green space feels like an extension of your own front garden. Just a short stroll away are a convenience store, fish and chip shop, veterinary practice and regular bus services into Brixham town centre, ensuring everything you need is close at hand.

The property is approached via a generous driveway providing ample off-road parking and leading to a single garage with the added benefit of rear access into the garden. The front garden has been thoughtfully landscaped with ease of maintenance in mind, yet still provides an impressive display of colourful planting and mature shrubs, creating an attractive welcome and excellent kerb appeal throughout the seasons.

Stepping inside, the bungalow offers bright, spacious and well-planned accommodation. A welcoming entrance hallway leads to two generous double bedrooms positioned at the front of the property, together with useful built-in storage cupboards and a modern family bathroom. To the rear, the spacious living room provides a relaxing place to unwind before opening into a large conservatory, creating a wonderful additional reception space overlooking the beautifully maintained rear garden and making the most of the property's peaceful surroundings.

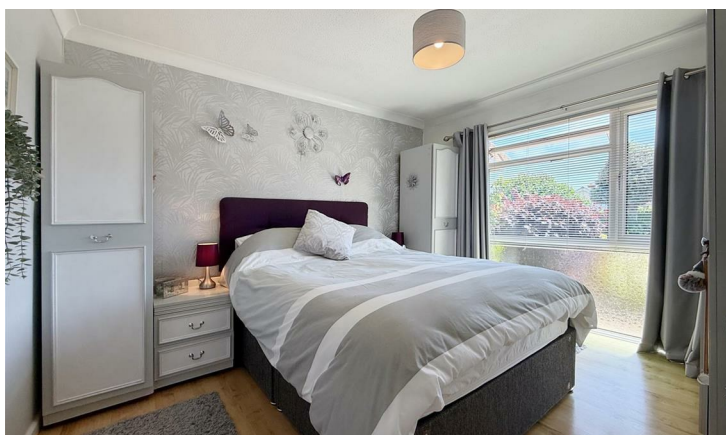
The kitchen is another excellent feature, offering an abundance of worktop and storage space whilst benefiting from its own direct access to the rear garden. Whether preparing family meals or entertaining guests, the layout is both practical and sociable, allowing for effortless indoor and outdoor living, particularly during the warmer months when al fresco dining becomes a real pleasure.

The rear garden is undoubtedly one of the highlights of this delightful home. Beautifully designed with a Mediterranean-inspired feel, it offers a variety of patio seating areas where you can follow the sun throughout the day or enjoy welcome shade during the warmer afternoons. Colourful, well-stocked borders, mature evergreen planting and thoughtfully landscaped areas create a private and tranquil retreat that is both easy to maintain and a joy to spend time in. Perfect for relaxing, entertaining or simply appreciating the peaceful surroundings, this wonderful outdoor space completes what is a truly impressive bungalow in an outstanding Brixham location.

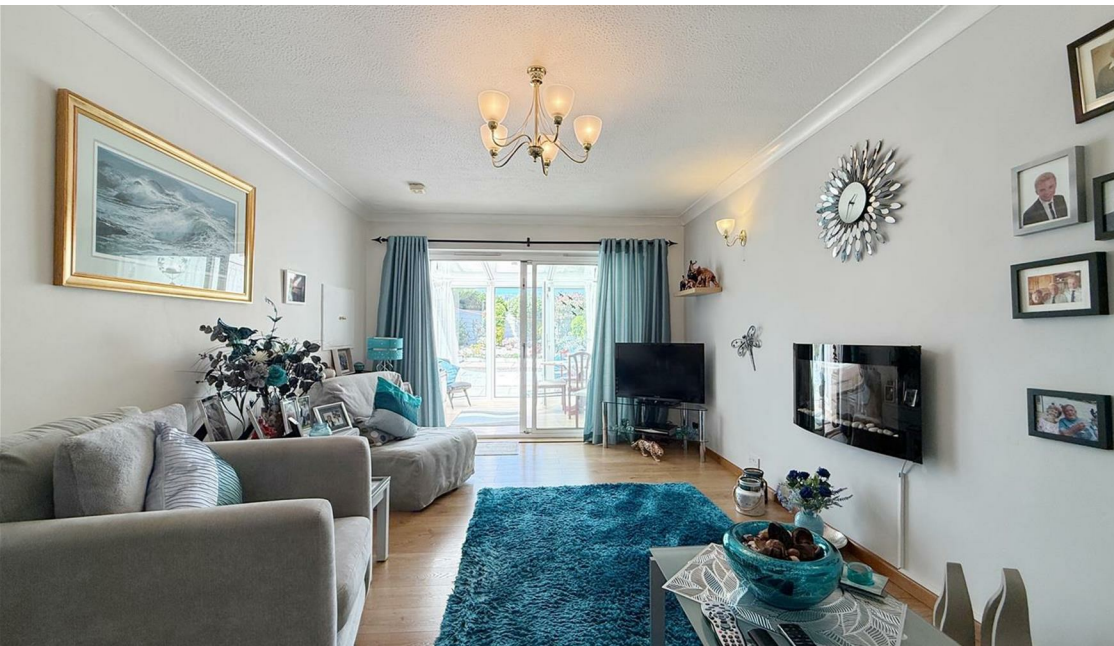
**Council Tax Band: C**



- Semi-Det Bungalow - Beautifully presented
- Gas central heating throughout
- Driveway, garage and conservatory
- Sea and town views
- Landscaped low-maintenance gardens
- Freehold, Council Tax Band C



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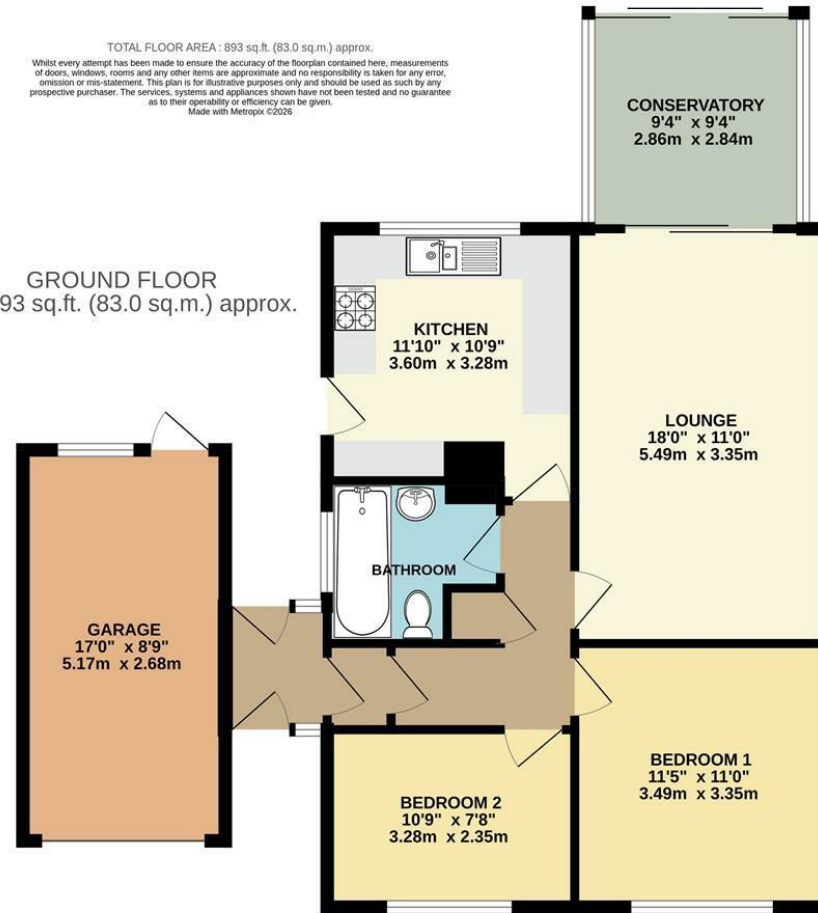


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TOTAL FLOOR AREA : 893 sq.ft. (83.0 sq.m.) approx.

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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GROUND FLOOR  
893 sq.ft. (83.0 sq.m.) approx.



Current EPC Rating:

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