



Bythe, 4a Gollands, Brixham, Devon, TQ5 8JX
Freehold Bungalow - Detached
Offers Over £350,000

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

Perfectly positioned in the coastal town of Brixham, Devon this beautifully presented detached bungalow offers off-road parking and three spacious double bedrooms, providing ample space for family living or visiting guests. Set just a short walk from Brixham town centre, the home, which was newly constructed in 2013, is conveniently close to all the local amenities, making day-to-day living easy and enjoyable.

The heart of the home lies in the open-plan kitchen and dining area. The contemporary-style kitchen is fully equipped with integrated appliances, creating a sleek and functional space for cooking and entertaining. This area flows through double doors into the light-filled lounge with vaulted ceiling, where floor-to-ceiling windows bathe the room in natural light, offering pleasant views of the private rear garden. The impressive integration of indoor/outdoor living from bi-folding doors makes this property ideal for relaxation and hosting family and friends.

The accommodation is thoughtfully designed with comfort and style in mind. The master bedroom features an ensuite WC, a spacious walk-in wardrobe, and elegant French doors that open directly onto the rear garden's enclosed seating area. Two additional double bedrooms provide flexible living options, perfect for a growing family, guest rooms, or even a home office. The bathroom is finished to a high standard, boasting a stylish and modern walk-in double shower, adding a touch of luxury to the home.

Outside, the bungalow's landscaped gardens offer a delightful extension of the living space. The front garden is laid to low-maintenance artificial grass, enhancing the property's curb appeal and ensuring an easy-to-care-for green space year-round. The rear garden is equally inviting, also featuring basting artificial grass for a pristine look with minimal upkeep. Additionally, a versatile outdoor workshop provides excellent storage or a handy space for DIY enthusiasts, and side access from front to back offers added convenience.

Brixham itself is a sought-after location, famed for its charming harbour, colourful cottages, and rich maritime history. Whether you are exploring the bustling fish market, enjoying fresh seafood at a local restaurant, or simply soaking up the coastal views, Brixham has something for everyone. This bungalow not only offers a peaceful, low maintenance and modern home but also the chance to enjoy the best of Devon's coastal lifestyle. Offered with NO ONWARD CHAIN.

Council Tax Band: D



- Modern (2013) Detached Freehold Bungalow
- Chain Free w/ Immediate Vacant Possession

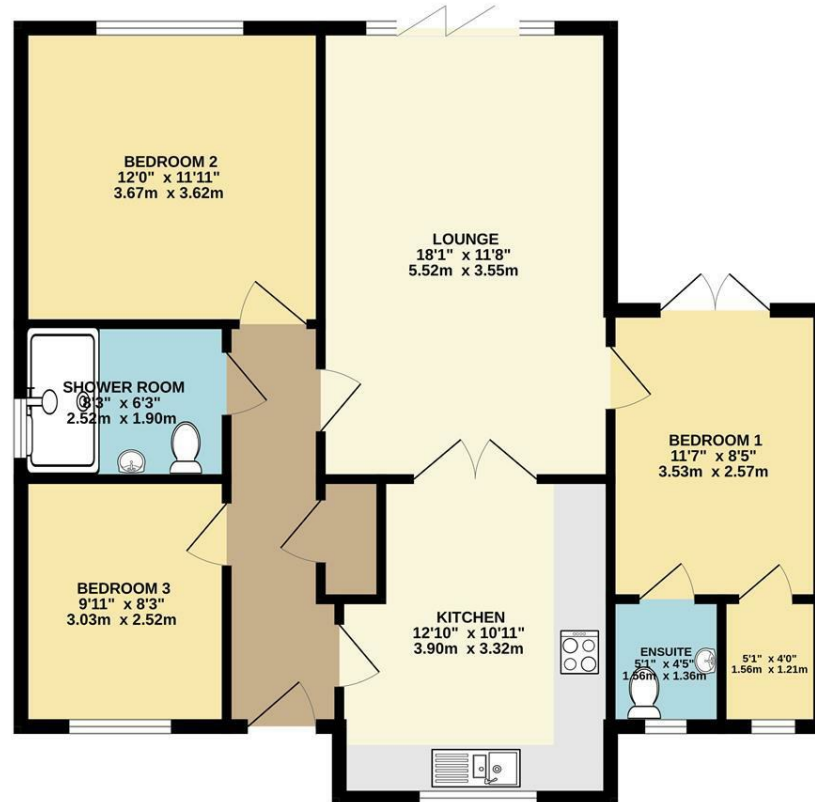
- Close To Local Shops & Bus Service
- Council Tax Band D



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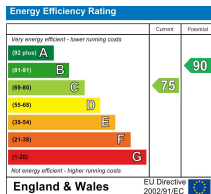


GROUND FLOOR
835 sq.ft. (77.6 sq.m.) approx.



TOTAL FLOOR AREA : 835 sq.ft. (77.6 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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