



165 North Boundary Road, Brixham, Devon, TQ5 8JU
Freehold Bungalow
£350,000

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

Located on the fringe of Brixham and Churston is this good size, spacious 2 bed bungalow which benefits from a good size level plot. The property will be very appealing for those wanting to be in a quiet, tranquil setting, backing onto nature with the fields rolling off into the distance. The property is offered for sale chain free and would make a wonderful project for someone to put their own stamp on this bungalow.

The level location affords easy access to a bus service and nearby shops at Pillar Avenue, including a mini supermarket with a sub butchers, newsagents, handyman shop and hairdressing salon. There is a good size family pub just down the road and the local Brixham Cricket Club with membership options for those wanting to use the lovely facilities.

The property would now benefit from modernisation throughout but it is definitely worth the effort thanks to its fantastic position and great size. The accommodation is accessed through a spacious entrance porch where it opens up into a covered utility area and garden room, and the main inner hallway. There are 2 double bedrooms to the front of the bungalow, and a lounge enjoying a dual aspect plus direct garden access. It would be lovely to reduce the current hedge perimeter to open out the views across the surrounding countryside as can be seen in the front garden. The kitchen has access back into the utility and offers a good size for the keen cook.

There is ample off road parking to the front with the possibility to utilise even more of the frontage if you require extra parking. In addition there is a garage with remote access leading to a good size workshop to the rear. The rear garden is laid to patio and this extends around the side creating a low maintenance space. The high hedges give a good level of privacy to the neighbouring property, but the hedge on the field side would be better reduced to open up the fantastic open vista.

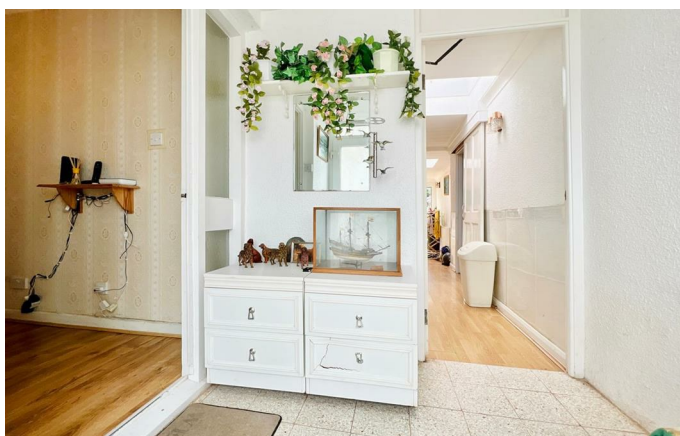
There are solar panels which are not owned. They provide free electric to the owner occupier when generating, but any unused electricity fed into the grid is collected by the panel owners.

Council Tax Band: D



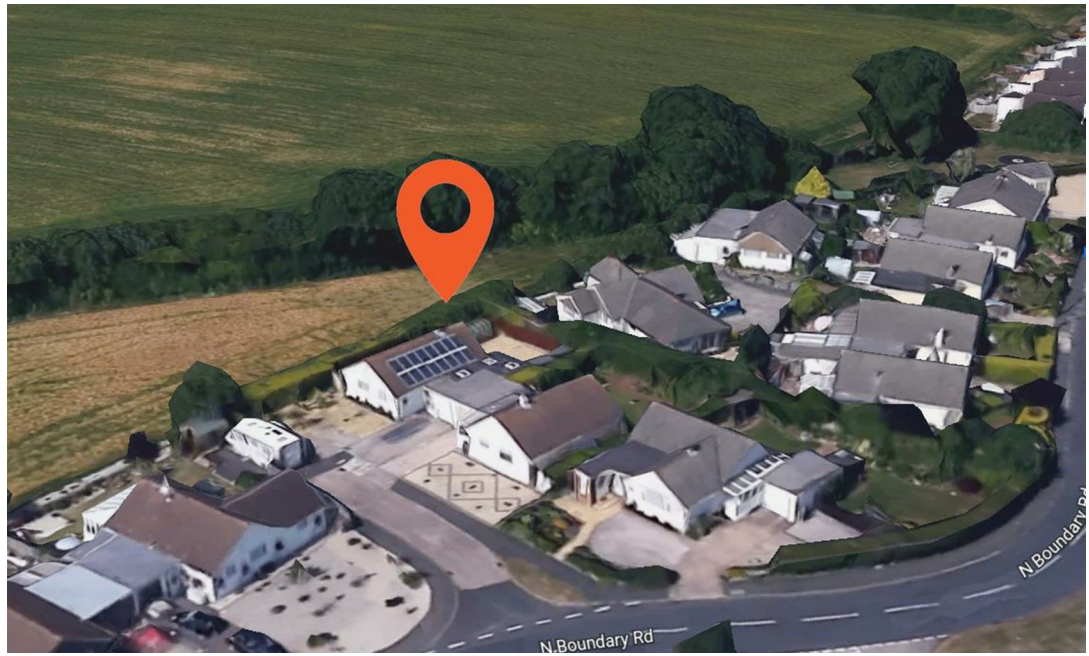
- Corner Plot Bungalow
- Link Detached (Linked Via Garage)
- Adjacent Fields
- Highly Sought After Cul De Sac

- 2 Double Bedrooms
- Dual Aspect Lounge
- Garage & Workshop
- Chain Free



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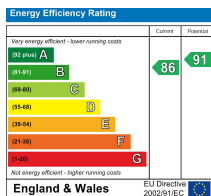
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TOTAL FLOOR AREA : 1125 sq.ft. (104.5 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken 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 is given as to their operability or efficiency can be given.
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GROUND FLOOR
 1125 sq.ft. (104.5 sq.m.) approx.



Current EPC Rating: B



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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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