



35 Old Road, Galmpton, Galmpton, Brixham, TQ5 0NE
Freehold Cottage - Terraced
Asking Price £265,000

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Offered for sale with no onward chain, this beautifully presented two-bedroom cottage occupies a prime position in the heart of the ever-popular village of Galmpton. Combining period charm with tasteful modern improvements, the property offers an excellent opportunity for first-time buyers, downsizers, holiday home seekers or investors looking to secure a home in one of South Devon's most desirable village settings.

The location is a particular highlight. Situated on Old Road, the cottage is just a short, level stroll from the village's excellent amenities, including the popular Galleon Stores and the highly regarded Manor Inn. Galmpton Primary School is within easy reach, while the sought-after Churston Grammar School is nearby. For those who enjoy the outdoors, the picturesque River Dart, local beaches and stunning South Devon coastline are all close at hand, providing an exceptional lifestyle opportunity.

The current owner has undertaken a thoughtful programme of refurbishment, successfully blending contemporary comforts with the property's inherent character. Improvements include a stylish modern kitchen and bathroom, double glazing throughout and gas-fired central heating, creating a home that is ready to move straight into and enjoy.

The accommodation begins with a useful entrance porch, offering practical storage space for coats and footwear before opening into a welcoming lounge. Light streams in through two front-facing windows, creating a bright and inviting atmosphere, while an attractive fireplace recess provides a focal point and enhances the room's cottage appeal. The lounge flows naturally into the kitchen, creating a sociable and practical layout.

The kitchen has been fitted with an attractive range of pale grey cabinetry complemented by marble-effect worktops and integrated appliances, including a fridge/freezer, washing machine, electric oven and hob. French doors open directly onto the enclosed rear seating area, where composite decking provides a low-maintenance space for outdoor dining and relaxation, all whilst enjoying a pleasant semi-rural outlook.

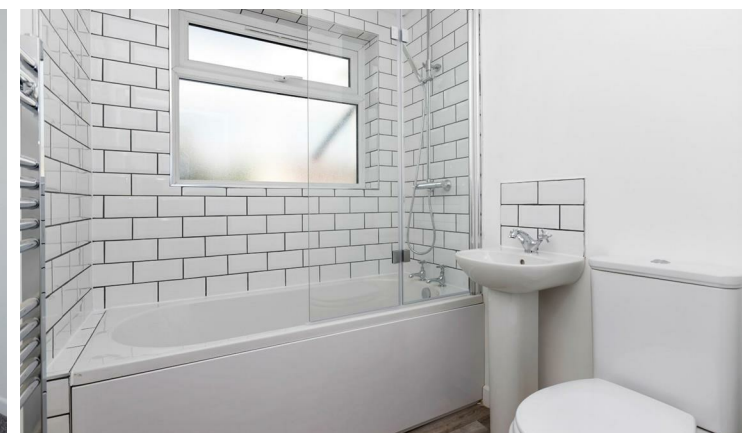
Upstairs, the first floor offers two comfortable bedrooms and a contemporary bathroom fitted with a crisp white suite, including a bath with shower over. The principal bedroom benefits from useful built-in storage, while the second bedroom enjoys a pleasant outlook over the rear. Beautifully presented throughout and enjoying an outstanding village location, this charming cottage represents a rare opportunity to acquire a turnkey home in the heart of Galmpton.

Council Tax Band: C



- Well Presented 2 Bed Cottage
- Modern Fitted Kitchen/Diner
- No Chain

- Good Sized Lounge
- Sunny Rear Garden
- Council Tax Band C



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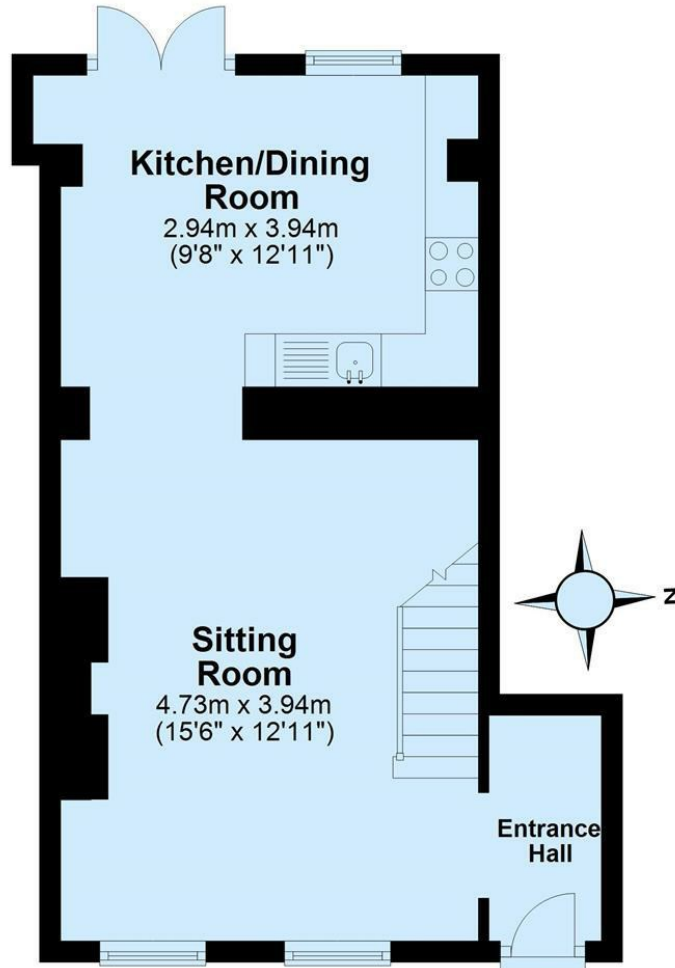


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Ground Floor

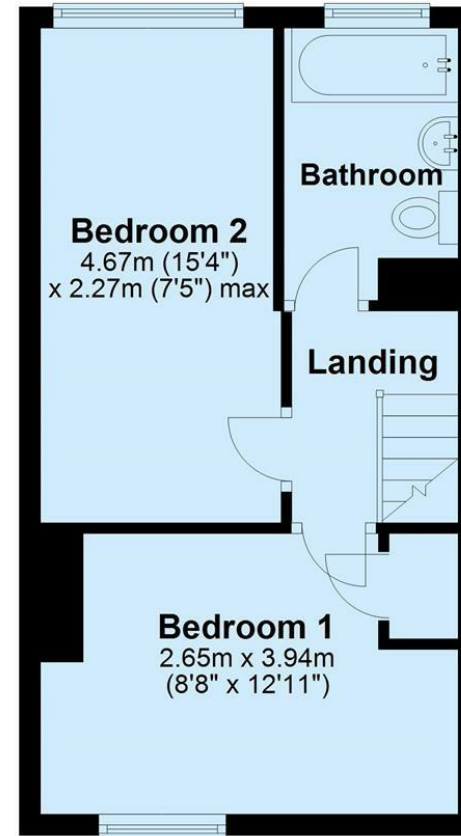
Approx. 34.8 sq. metres (374.9 sq. feet)



35 Old Road, Galampton

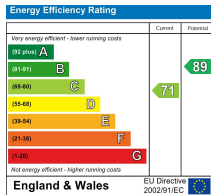
First Floor

Approx. 29.6 sq. metres (318.2 sq. feet)



Total area: approx. 64.4 sq. metres (693.1 sq. feet)

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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