



Gollands Close, Brixham, Devon, TQ5 8JZ
Freehold Bungalow - Semi-Detached
Asking price £287,500

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email property@ljboyce.co.uk call 01803 852 736

A beautifully presented bungalow situated approximately 3/4 of a mile from the main town and harbour area with useful local shops nearby including a local store with sub-Post Office at Cambridge Road and a cluster of shops at Pillar Avenue - all a short level walk away. Nearby at Northfields Lane is a bus service serving the harbour area. Within a mile radius are many beautiful coastal walks and beaches including Battery Gardens, The Breakwater and Elberry Cove.

The bungalow is situated in a very desirable and quiet cul de sac in the popular Copythorne area. It is well presented throughout and has undergone major modernisation over the last two years. This offers someone the ability to move straight in and enjoy.

The layout works very well, with two double bedrooms and a third in the annexe part to the bungalow. The property could perfectly accommodate visitors, as there is a bathroom in the main space and a second bathroom in the annexe. The kitchen is at the front of the bungalow and has a bright and modern finish with a very useful interconnecting covered hall to the annexe and front and rear gardens. The lounge is of an excellent size and has double doors leading into the lovely, large conservatory which makes an ideal dining and additional seating area. The annexe has a separate front door, so could be used for a dependant relative who would like to retain some independence, or even just as a space for a studio.

Outside the gardens are meticulously kept and offer privacy with ample space to enjoy but not to labour over. There is a potting shed, workshop, storage shed and barbecue area, ideal for those warm summer evenings. You will also find several fruit trees and a vegetable plot. The front is beautifully presented and has an extended driveway offering ample parking space.

Council Tax Band: C
Map reference: C2



- Undergone Major Improvements
- Annexe
- Large Driveway
- Level Rear Garden
- Convenient Location
- Wonderful Conservatory
- Two Bathrooms
- Flexible Accommodation



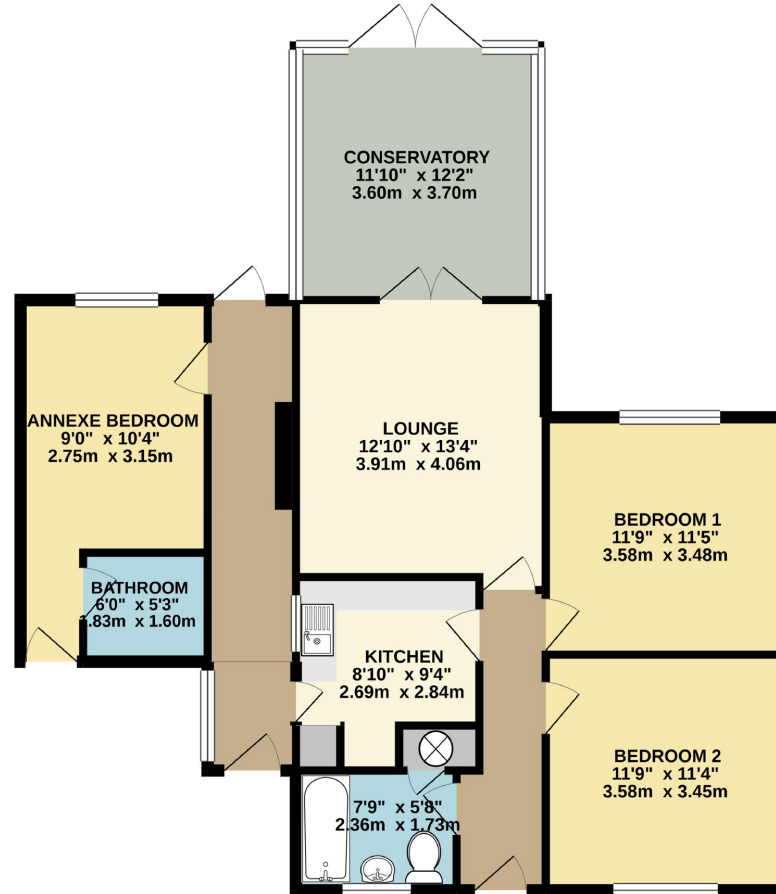
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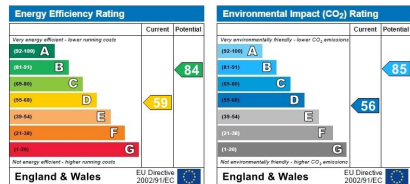
GROUND FLOOR
999 sq.ft. (92.8 sq.m.) approx.



TOTAL FLOOR AREA : 999 sq.ft. (92.8 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: D



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