



**Bala Brook Close, Brixham, Devon, TQ5 0RQ**  
**Freehold Bungalow - Detached**  
**Price guide £485,000**

**boyce**brixham

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A very appealing and spacious detached bungalow located in a desirable small cul de sac at Higher Brixham approximately 1.5 Miles from the harbour and town centre. Set in a lovely south-facing garden and enjoying far reaching views including Southdown Hill, fields on Brixham's rural fringe and distant sea views. One of just 9 bungalows in this quite cul de sac with little passing traffic. The vendors have modernised the property in recent years and it is an extremely comfortable and well maintained home which will attract attention.

The bungalow is near to local shops at Summercourt Way and St Mary's Square (just over 1/2 a mile away and there is a small park to hand which is ideal for dog owners! Within a 2 mile radius are many beautiful coastal walks and beaches as well as all the main amenities needed including Doctors, Dentists, pharmacies, schools, garages, etc. Brixham harbour and water front with its great collection of cafes, fish restaurants, & pubs are a short drive away.

The bungalow is accessed via a storm porch with ceramic tiled floor and inner front door into the spacious hallway with doors to all principal rooms including twin glazed doors opening into the sunny & bright L-shaped living space. The lounge end has a Cornish slate fireplace with contemporary living flame gas fire. At the dining end of the room is new PVCu sliding patio door (with panoramic views) out to the large sun terrace. A door leads into the new kitchen which also enjoys fine views across the valley.

The Kitchen new (2016) is smart fresh white style with quartz granite worktops with peninsular and upstands. Attractive flooring sets off the contemporary look. There is a fitted brushed steel Neff double oven with grill, Neff induction hob with brushed steel extractor hood over. The units include a pull out larder cupboard, pan drawers and generally offer great storage. There is a Franke sink unit and through an arch leads to the very usefull utility area with further storage, space for white goods and PVCu door to sun terrace & garden.



- Exceptional 3 Bed Det Bungalow
- Desirable Location at Higher Brixham
- South facing plot
- Sunny generous size gardens

- Large L-shaped Living space
- Super new kitchen + 2 bathrooms
- Very well presented + Gas CH
- Double Garage with auto door



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Bedroom one is dual aspect with views over to Southdown Hill and adjacent fields. With fitted wardrobes and door to en suite, The en suite has a shower, washbasin and W.C. Plus chrome heated ladder towel rail. Bedroom 2 overlooks the front garden and Bedroom 3 overlooks the garden and has distant sea views. The main bathroom (new 2012) has a large walk in in shower, washbasin and W.C. There is also a most attractive circular window.

Outside there is a tarmac driveway and a double garage with auto roller door. The garage has light and power and houses the Ideal Gas boiler (annually serviced). The front garden is mainly lawned with attractive planting including a small cherry tree, maple tree & conifer. An attractive gate leads through the brick wall to the side garden area. Here there is a large paved patio with morning sun and lawn flanked by mature planting. Steps lead up to the main sun terrace which has super views and an auto sun blind. The rear garden is large with lots of attractive features and beds and a rockery area leading down to a secluded seating area. There are soft fruits, a greenhouse, and generally this is a great garden to potter in! Please note that the rear boundary hedge and side hedges are cut every 18 months by a professional team for circa £500.00

There are two undercroft stores and one makes a super workshop area (5.52m X 2,.27m) with full light & power. A door leads into a further store (3.50m X 2.27m) under the bungalow and has a sink unit. There is a third store at the other end of the property.

This bungalow will appeal to early retired couples with an interest in gardening or indeed families. Internal viewing is a must!



**Council Tax Band: F**  
**Map reference: B5**



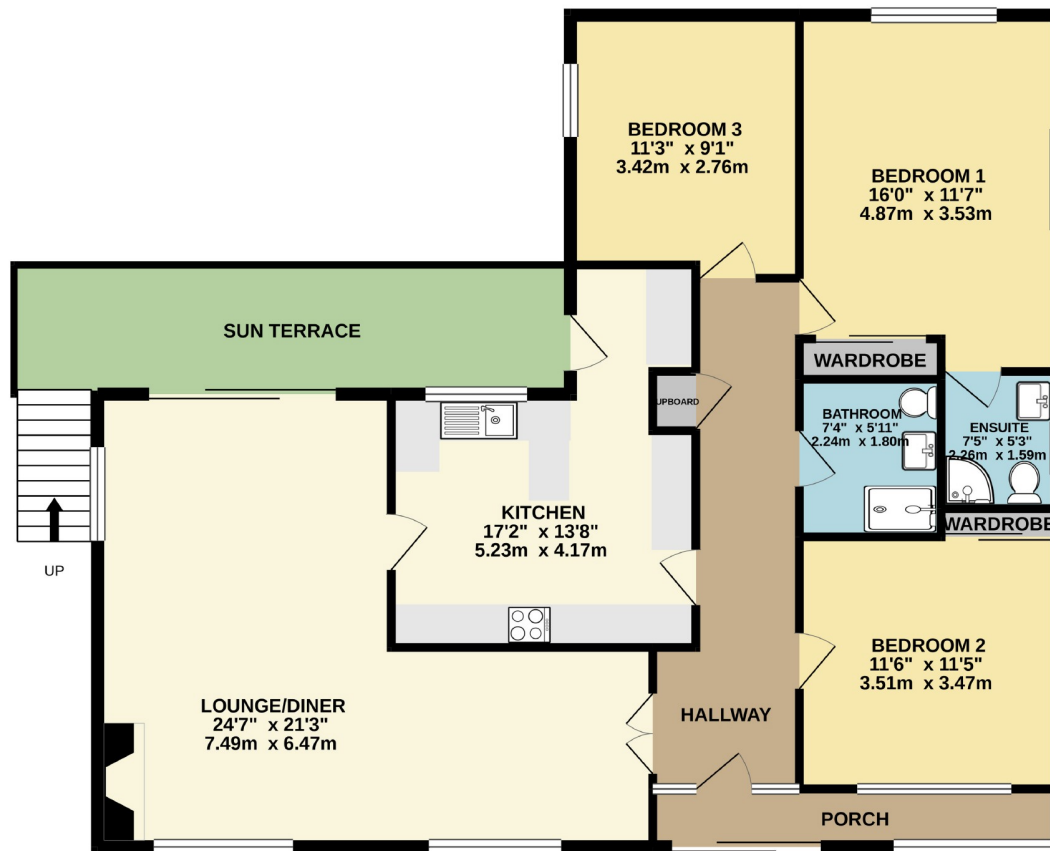
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GROUND FLOOR  
1236 sq.ft. (114.8 sq.m.) approx.

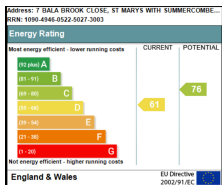


TOTAL FLOOR AREA : 1236 sq.ft. (114.8 sq.m.) approx.

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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