



3 Bala Brook Close



# 3 Bala Brook Close

Brixham, Devon, TQ5 0RQ

Exeter 30 miles Plymouth 34 miles Totnes 10 miles

A detached bungalow with three-bedrooms, swimming pool, ample parking and modern kitchen & living room.

- Detached Bungalow
- Double Bedrooms
- Swimming Pool & Sun Room
- Versatile wing suitable for an annex or office
- Council Tax Band F
- Desirable Brixham cul-de-sac location
- Ample parking
- Modern Kitchen, Living Room & Bathrooms
- Freehold
- EPC Band C

£625,000

Tucked away at the end of a sought-after cul-de-sac in Brixham, this beautifully upgraded detached bungalow offers an exceptional balance of space, privacy and versatility. Extensively enhanced from its original design, the home enjoys a semi-rural feel with far-reaching countryside views, generous gardens and ample parking for up to five vehicles, making it ideal for families or those with boats, motorhomes or similar lifestyle needs.

At the heart of the property lies a striking kitchen extension with a vaulted ceiling, flooded with natural light and fitted with high-end Neff appliances. Designed with entertaining in mind, the main living and reception spaces flow effortlessly around the gardens, creating a strong connection between indoor and outdoor living. With three well-proportioned bedrooms and two modern bathrooms, the layout offers both flexibility and comfort, while the principal bedrooms are positioned away from the entertaining areas to ensure privacy.

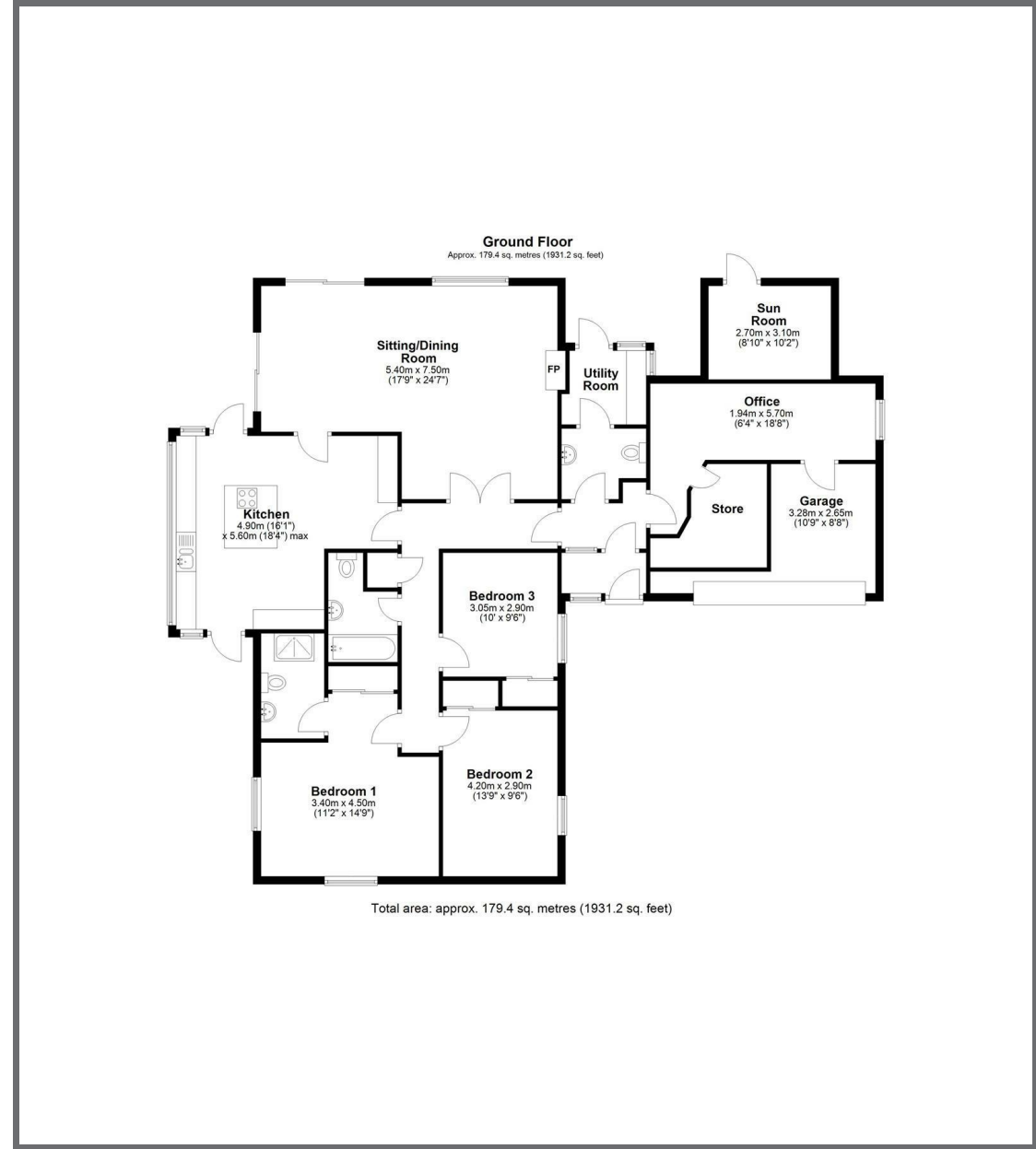
One wing of the bungalow provides excellent scope for an annex, home office or treatment room, allowing work or guest accommodation to remain separate from the main living areas. A welcoming inner hallway leads to a cloakroom WC and a useful utility room with direct garden access, while a garage offers further potential, including straightforward conversion back to a double garage if required.

The wrap-around gardens are a standout feature, thoughtfully landscaped to offer a variety of spaces. A large patio with contemporary pergola sits in an elevated position, perfect for relaxing or entertaining, while a composite deck surrounds an inset swimming pool equipped with an efficient heat exchanger. Solar panels, owned outright, provide an attractive eco-friendly benefit with a reliable annual income, adding to the appeal of this impressive and well-rounded home.





IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		71	76
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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