



Higher Copythorne, Brixham, Devon, TQ5 8QB
Freehold Bungalow - Detached
Asking price £265,000

boycebrixham

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

Located approximately 1¼ miles from the harbour and the town centre in a small cul-de-sac, this two bedroom detached bungalow is well presented and is a credit to the current owner. There is a sunny and excellent sized rear garden and garage to the side with separate workshop. Access in-and-out of Brixham is quick and direct, being positioned on the popular Churston side of town. There are local shops at Pillar Avenue (including supermarket, newsagent, DIY store, hairdressers and The Trawler pub) and at Cambridge Road (Premier store with sub-post office). Within a 2-mile radius are many beautiful beaches and coastal views.

The entrance hallway is a good size; with doors to all principal rooms and loft access (via pull-down ladder). The living room is triple aspect and enjoys open views to the front, side and rear garden. The kitchen has been extended which has created a light and spacious room with a good range of fitted units and worktop, with plenty of space in the dining area for a large table and chairs. Both bedrooms are good size doubles, with the main benefitting from double aspect and the second having added space from the extension which creates a dressing area. The bathroom is modern fitted with a white suite and tiled floor.

Outside, the block paved driveway leads to the garage and side gate which gives access to the rear garden. There is a nice size front lawn with a hedged border to one side and low wall to the bottom. The rear garden has a fabulous size lawn with high hedging and mature shrubs creating a good degree of privacy. The central pond is a nice feature along with a waterfall. The workshop has a separate entrance to the garage and is easily accessed from the garden and benefits from light and power. The garden is a real feature of this home, so if you are green fingered, this will be the one for you. This property is being sold with no onward chain.

Council Tax Band: C
Map reference: C3



- Cul-De-Sac Location
- Well Presented
- Fantastic Size Garden

- 1¼ Miles From The Harbour
- Driveway Parking
- Double Glazed & Gas Central Heating



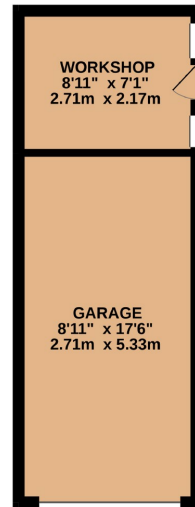
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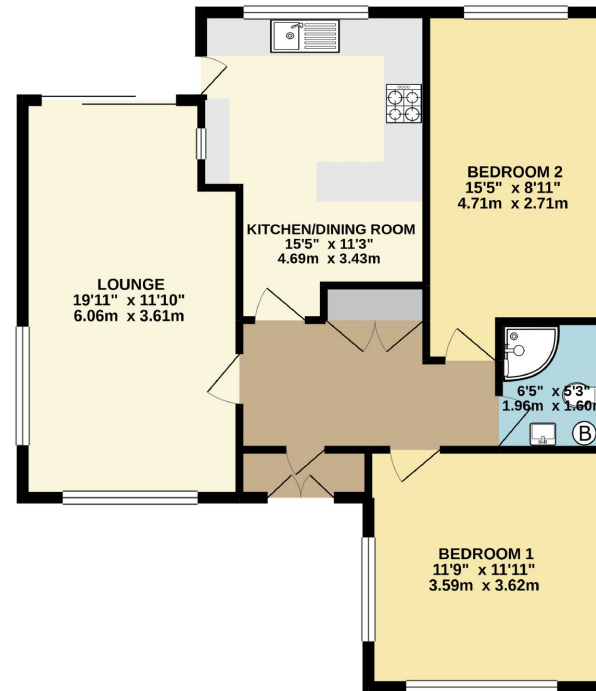




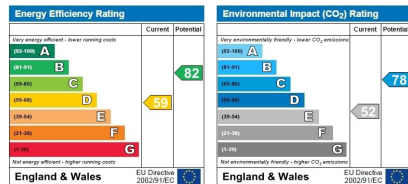
GROUND FLOOR 997 sq.ft. (92.6 sq.m.) approx.



TOTAL FLOOR AREA : 997 sq.ft. (92.6 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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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