



Wall Park Close, Brixham, Devon, TQ5 9UN
Freehold Bungalow - Detached
Asking price £365,000

boycebrixham

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This detached bungalow has wonderful views across the outer harbour and beyond to Torbay. Located within close proximity to the main hustle and bustle of Brixham town and in the opposite direction the tranquility of Berry Head Nature Reserve.

The wonderful views can be enjoyed from all of the main reception areas, kitchen and sun room. With gas central heating, integral garage and further generous under house workshop, the property offers a great opportunity to modernise throughout.

The property has been well maintained internally and externally, albeit dated in areas, has great room sizes which are all light and airy. The gardens are well kept with a south westerly aspect providing excellent amounts of sunshine, especially in the Spring and Summer months. The garage is a good size single with extended space to the rear, sufficient to create a utility area and is usefully integral to the property via the sun room.

Beneath the property is a generous workshop (3.80m x 3.22m - main area) which has very good head height and with further under house storage easily accessible. Throughout, the property benefits from good natural light and a very welcoming feel.

Potential to create a stunning marine home in this ever popular coastal town.

Council Tax Band: E
Map reference: G2



- Fantastic Views Over The Harbour And Beyond
- Desirable Location
- In Need Of Modernisation
- Spacious Accommodation

- Sunny Aspect
- Good Size Outside Space
- Under House Storage
- Chain Free



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BEDROOM 1
15'9" x 10'11"
4.79m x 3.33m

BEDROOM 2
9'10" x 9'10"
3.00m x 3.00m

BATHROOM
7'7" x 5'8"
2.31m x 1.78m

GARAGE
14'7" x 8'0"
4.45m x 2.45m

LOUNGE/DINER
21'3" x 19'11"
6.48m x 6.06m

KITCHEN
8'10" x 8'10"
2.70m x 2.69m

SUN ROOM
13'2" x 9'2"
4.02m x 2.79m

UTILITY ROOM
7'11" x 6'11"
2.41m x 2.10m

BALCONY

TOTAL FLOOR AREA : 1092 sq. ft. (101.4 sq. m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, mistakes may occur. The floorplan is for illustrative purposes only and should not be used as a substitute for a professional survey. The measures, fixtures and appliances shown here are not intended to be taken as a guarantee of any kind. The floorplan is for illustrative purposes only and should not be used as a substitute for a professional survey. The measures, fixtures and appliances shown here are not intended to be taken as a guarantee of any kind.

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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(32-100) A</p> <p>(61-63) B</p> <p>(50-60) C</p> <p>(39-48) D</p> <p>(29-34) E</p> <p>(21-26) F</p> <p>(1-10) G</p> <p>Not energy efficient - higher running costs</p>	<p>80</p> <p>55</p>	<p>Very environmentally friendly - lower CO₂ emissions</p> <p>(10-100) A</p> <p>(80-84) B</p> <p>(65-79) C</p> <p>(50-64) D</p> <p>(35-49) E</p> <p>(21-30) F</p> <p>(1-20) G</p> <p>Not environmentally friendly - higher CO₂ emissions</p>	<p>78</p> <p>51</p>



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