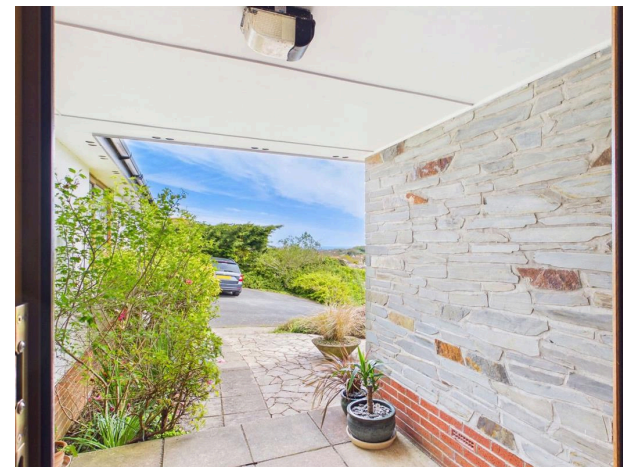
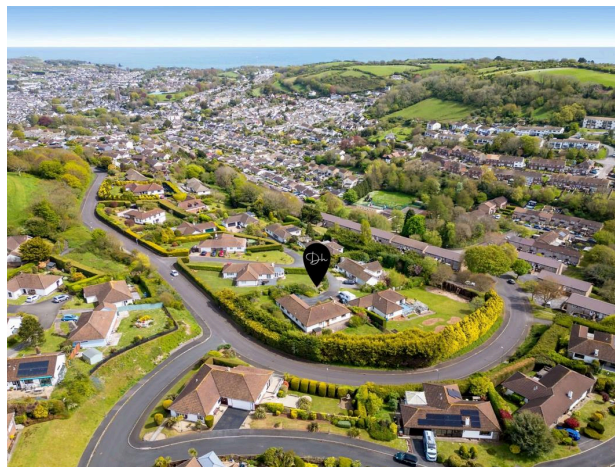




SUMMARY

Detached Bungalow in Exclusive Cul-de-Sac | No Onward Chain | Substantial Double Garage & Driveway Parking | Impressive Sea & Countryside Views | Generous Wraparound Plot & Private Gardens | South-Facing Terrace for Outdoor Entertaining



Visit our website for the current price:

www.danielhobbin.uk/P-RS0801/

Address: Bala Brook Close, Higher Brixham, TQ5 0RQ

Property type: Detached Bungalow

Tenure: Freehold

Council tax band: F

EPC: C

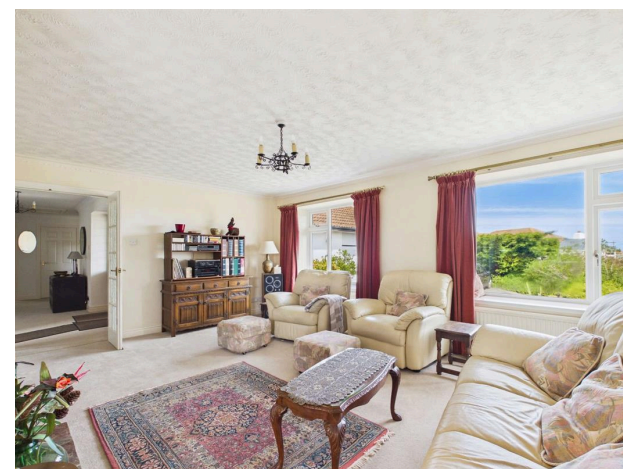
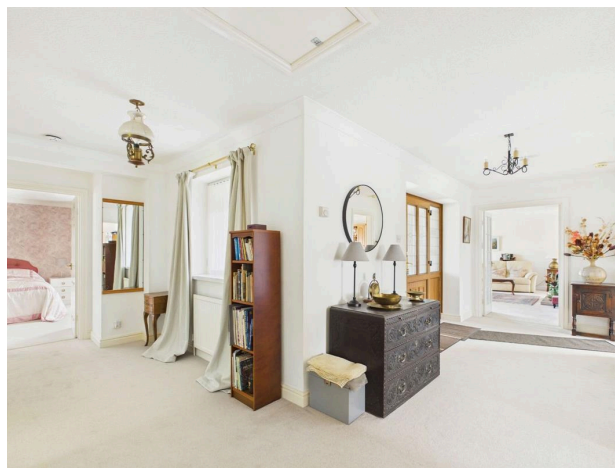
Bedrooms: 3

Bathrooms: 2

Receptions: 2

Parking: ✓

Garden: ✓



DESCRIPTION

Enjoying an enviable position within a small cul-de-sac of individually designed homes, this spacious detached bungalow commands delightful sea and countryside views and is offered for sale with no onward chain. Occupying a generous wrap-around plot, the property provides well-balanced three-bedroom, two-bathroom accommodation, together with extensive outside space, a substantial double garage and plentiful driveway parking.

The bungalow is approached via a covered entrance porch and opens into an impressively large reception hall, immediately setting the tone for the space available throughout. The principal reception rooms are especially noteworthy, with the sitting room enjoying a triple aspect, attractive fireplace and large picture windows to the front, while the adjoining dining area takes full advantage of the outlook over the garden and surrounding countryside. Sliding doors connect the living space to the sun terrace, creating an excellent arrangement for everyday enjoyment and entertaining.

Externally, the property continues to impress, with mature gardens extending around the bungalow, wide terraces positioned to take advantage of the views and sunshine, and a lower-level patio with pergola leading to a useful storage room. The property also benefits from a very large double garage with power and lighting, together with a newly installed Viessmann gas boiler and ample parking for several vehicles. A rare opportunity to acquire a generously proportioned bungalow in a

sought-after setting, with sea views, privacy and no chain.

Situated in Higher Brixham, the property is conveniently located approximately a quarter of a mile from the local convenience store, veterinary practice and fish and chip shop on Summercourt Way, with St Mary's Square a further half mile away. Brixham town centre lies approximately 1.5 miles distant and offers an excellent range of everyday amenities and facilities, together with its picturesque harbour, boutique shops, bars and restaurants. Primary and secondary schooling are also readily accessible, three quarters of a mile and one mile away respectively.

Council Tax Band: F (Torbay Council)

Tenure: Freehold

Parking options: Driveway, Garage

Garden details: Private Garden, Terrace

Electricity supply: Mains

Heating: Gas Mains

Water supply: Mains

Sewerage: Mains

Broadband: ADSL, FTTC

Broadband options available at the property include:

- * Standard broadband (13Mbps download, 1Mbps upload).

- * Superfast broadband (40Mbps download, 7Mbps upload).

- * Ultrafast broadband (not available).

- Networks in the area: Openreach

The Approach: The property is approached via an attractive front garden and pathway, leading to a substantial covered entrance porch which provides ample space for seating, creating both a practical and inviting introduction to the home. The front door opens onto an impressive reception hall, a particularly notable feature of the property, offering exceptional proportions and a bright, welcoming setting. Glazed double doors lead through to the principal living accommodation. The hall also provides access to useful storage cupboard, a large airing cupboard, and a cloakroom. In addition, a loft hatch with fitted ladder gives access to a spacious loft area which is well insulated and partially boarded.

Sitting Room & Dining Room: The sitting room and dining room form an impressive and open plan space, notable for its excellent proportions and wonderfully light interior, enhanced by windows at three elevations. Large picture windows to the front aspect draw in an abundance of natural light and take full advantage of the lovely sea views, while a stone fireplace incorporating a gas living flame fire creates an attractive central focal point. Open plan in design, the adjoining dining area provides a versatile setting, equally suited to formal entertaining and everyday living. A further picture window enjoys an outlook over the garden and surrounding countryside. Sliding patio doors open directly onto the wraparound south-facing terrace, seamlessly linking the interior with the outside space.

Kitchen: The kitchen is comprehensively fitted with a range of wall and base units, complemented by granite composite work surfaces, creating a practical and well-appointed working environment. A large window provides an attractive outlook over the rear garden and terrace, while integrated appliances comprise an AEG ceramic hob, Zanussi double oven and Zanussi extractor hood. There is also space for further freestanding appliances, with the kitchen currently accommodating an AEG dishwasher. The adjoining utility area adds further convenience, with space and plumbing for a washing machine, together with space for a tumble dryer. A glazed rear door gives direct access to the terrace and garden beyond.

Principal Bedroom & En Suite: The principal bedroom is an exceptionally spacious double room, enjoying a dual aspect with views towards the sea to the front and an attractive outlook over the garden to the rear. The room benefits from extensive fitted storage, including a deep built-in wardrobe and two double mirrored sliding wardrobes, providing excellent wardrobe space. The en-suite is fitted with a shower cubicle, wash basin, WC and bidet, while a window allows natural light and ventilation.

Bedrooms Two & Three: Bedroom two is a well-proportioned double room, enjoying a pleasant outlook over the garden and offering ample space for wardrobes and additional bedroom furniture. Bedroom three is a versatile room that could serve equally well as a small double bedroom, a spacious single room or a home office, and also benefits from an attractive garden aspect.

Family Bathroom: The family bathroom is well proportioned and fitted with a panelled bath with shower over, a wash basin and WC. An obscured double-glazed window allows natural light in and provides useful ventilation.

Double Garage & Parking: A particularly valuable feature of the property is the substantial double garage, offering excellent space and benefitting from power, lighting and direct access to the rear garden via a courtesy door. The garage also houses a newly installed Viessmann gas boiler, supplied with a 12-year warranty. To the front of the property, a generous driveway provides ample parking for several vehicles.

Lower Ground Storage Room: Located

beneath the property, a pergola-covered patio gives access to a substantial L-shaped storage room with sliding patio doors. Benefitting from power and lighting, this highly useful ancillary space offers excellent storage potential.

Gardens & Outside Spaces: The bungalow is set within beautifully arranged wraparound gardens which afford a good degree of privacy and enjoy sunshine at all times of the day. To the front, the garden is laid out with areas of lawn, patio and rockery, with steps leading down to a sheltered lower patio beneath a pergola. The gardens continue to the sides and rear, where they are predominantly lawned and enclosed by mature shrubs and tall hedging, creating an attractive and well-established setting. Planting includes clematis, wisteria and climbing hydrangea, adding seasonal colour and interest. A wide L-shaped terrace provides an excellent space for outdoor seating and entertaining, while also taking full advantage of the sea and countryside views. Further practical features include gated access to both sides of the property and two garden taps, one positioned on the rear terrace and the other within the garage.



Ground floor



Floor 1

Approximate total area^m

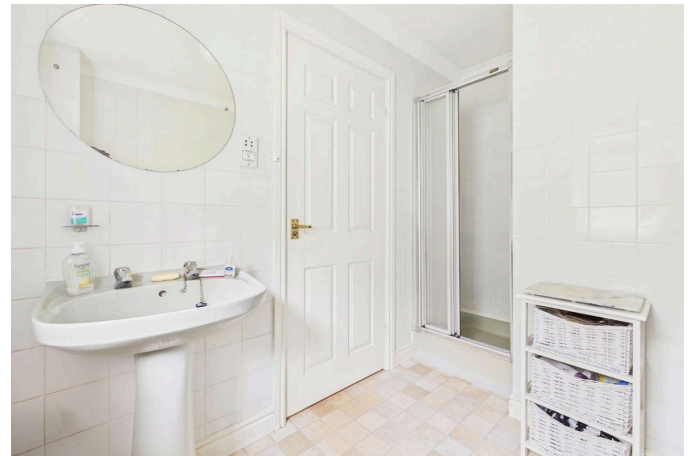
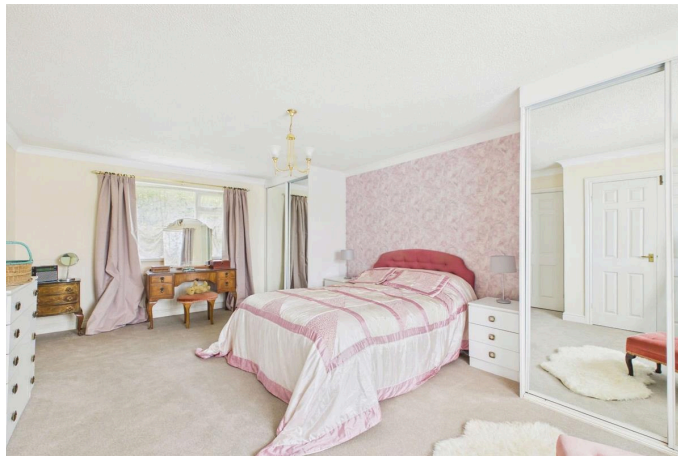
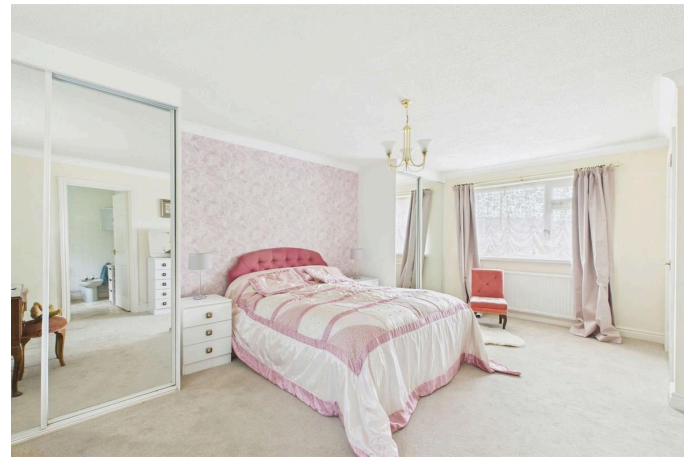
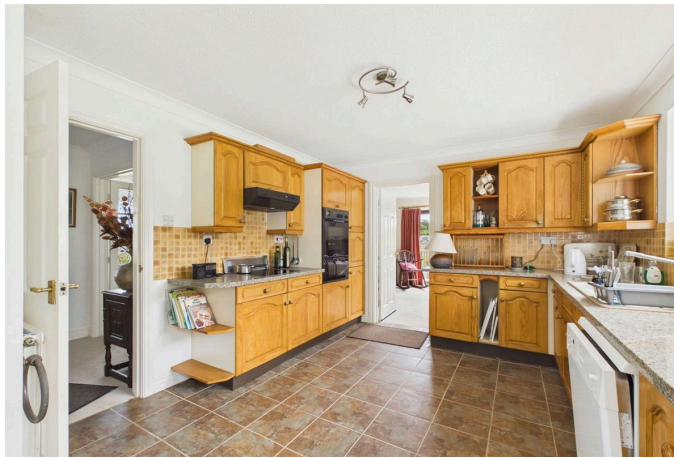
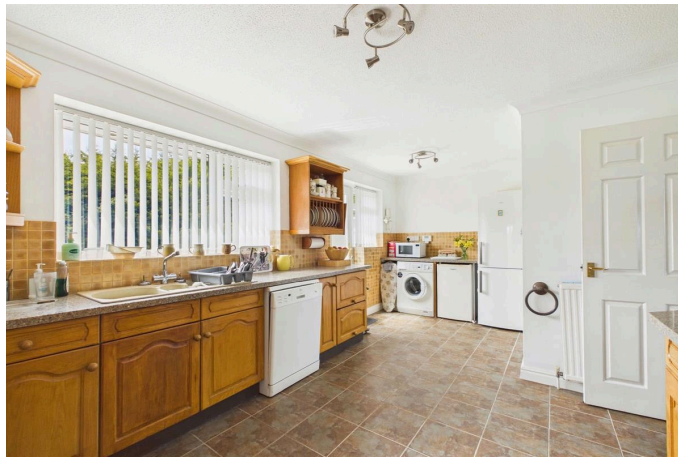
193.3 m²

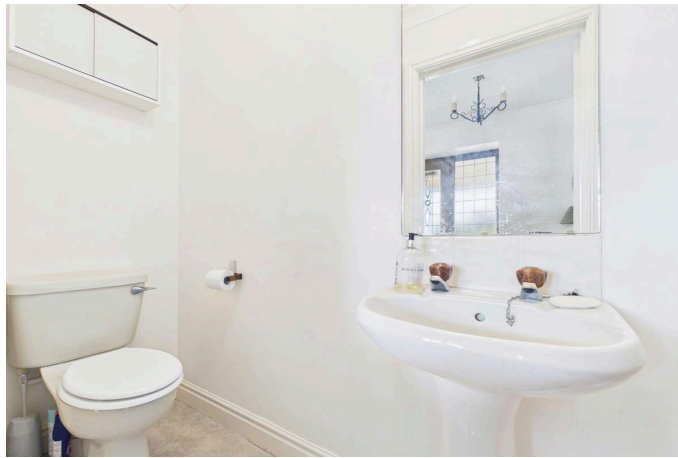
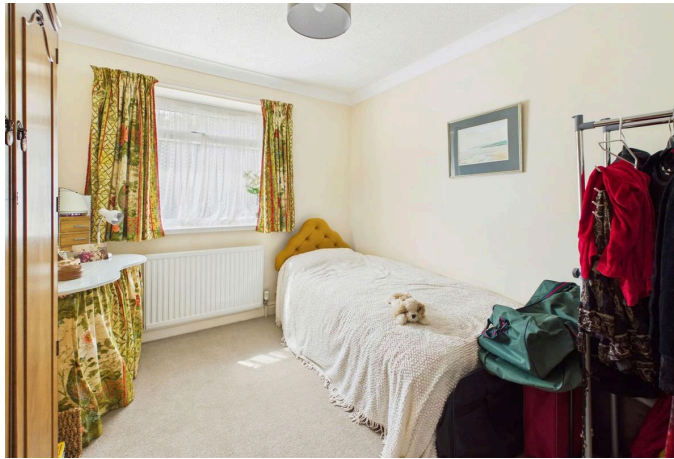
2080 ft²

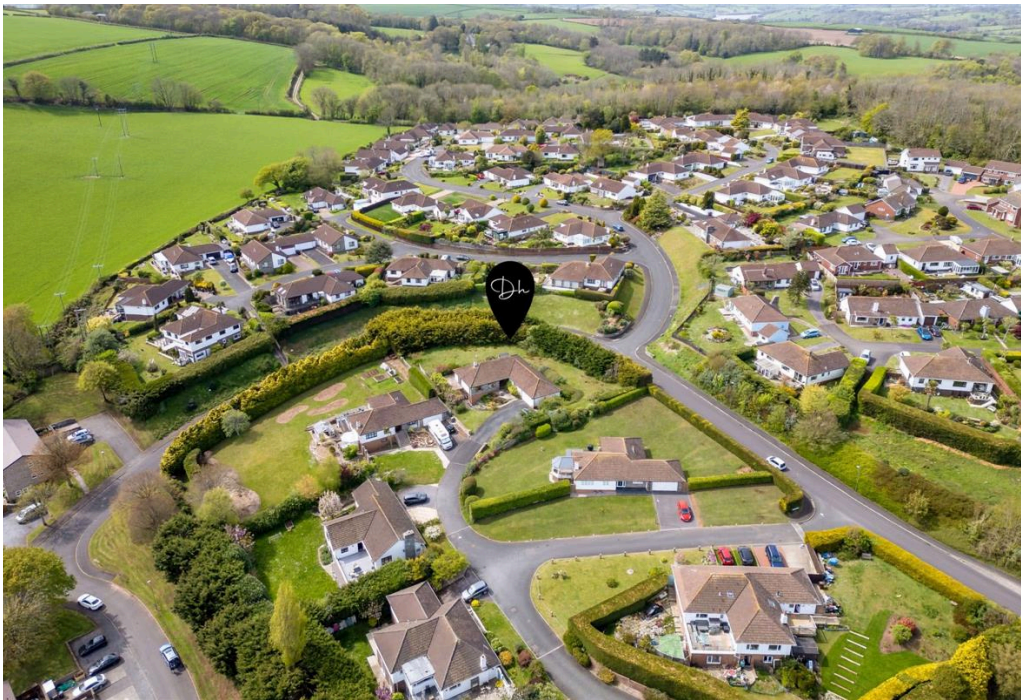
(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360









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