



Packhall Lane, Brixham, TQ5 0RZ

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£240,000 Freehold



A **TWO BEDROOM SEMI DETACHED BUNGALOW** set within a generous garden plot in the popular residential area of Higher Brixham. The property enjoys a convenient position just off the top of Chestnut Drive, offering a practical and comfortable home with the added advantage of driveway parking, a single garage, with front and rear gardens.

Offered for sale with **NO ONWARD CHAIN**, the property presents an excellent opportunity for buyers seeking a manageable single-level home in a well-connected location.

The bungalow occupies a good-sized plot with gardens to both the front and rear.

To the front of the property there is a driveway providing off-road parking and access to the single garage.

Internally, the accommodation is arranged in a practical layout suited to everyday living. An entrance hall provides access to the principal rooms of the property. The lounge is a particularly cosy space and benefits from a fire surround with fitted fire, creating a welcoming focal point and a comfortable area for relaxation. The kitchen/breakfast room is positioned to the rear of the property and is a bright dual-aspect room that enjoys good natural light. It is fitted with a range of base cupboards complemented by wood-effect working surfaces. There are designated spaces for appliances, making it easy to install standard kitchen equipment. The room also offers sufficient space for a breakfast table or small dining area. A door from the kitchen provides direct access to the rear garden, allowing for convenient indoor-outdoor living.

The bungalow offers two double bedrooms. The shower room is fitted with a shower enclosure, pedestal washbasin and low-level W.C. An airing cupboard within the room houses the Glow-worm boiler and provides useful storage space for linens and household items.

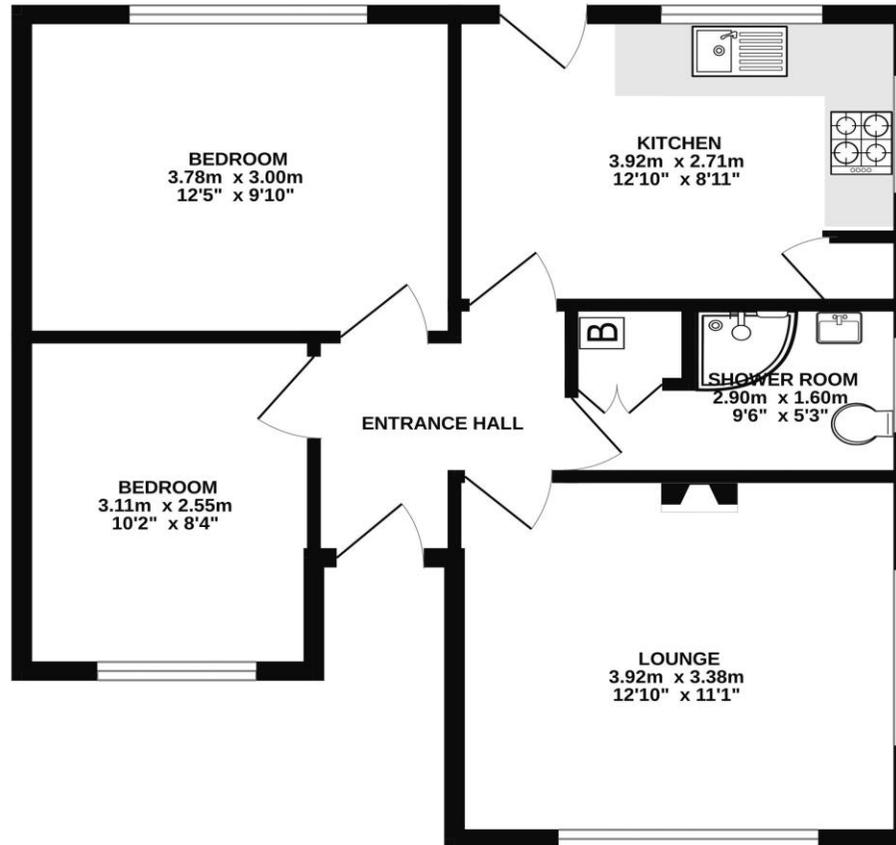
The rear garden is another appealing feature of the property. Like the front, it is of a good size and has been landscaped to create a pleasant outdoor environment. A small lawn is surrounded by established planting and landscaped borders, while several seating areas with gravelled surrounds offer ideal spots for outdoor dining, relaxing, or entertaining during warmer months. The garden layout allows for a mixture of open space and sheltered corners, making it both attractive and practical.

The location of the property is particularly convenient. A local bus service runs along Chestnut Drive providing easy access to surrounding areas and Brixham town centre. Shops at St Mary's Square are within level walking distance, making everyday errands straightforward. Brixham town centre and its picturesque waterfront are just over a mile away, offering a wider range of amenities, restaurants and leisure opportunities. The neighbouring towns of Torbay are also easily accessible via nearby Monksbridge.

Overall, this well-positioned bungalow combines comfortable accommodation, good outdoor space and a convenient location, making it a highly appealing property for a range of buyers.



GROUND FLOOR
51.7 sq.m. (557 sq.ft.) approx.



TOTAL FLOOR AREA : 51.7 sq.m. (557 sq.ft.) 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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ENERGY PERFORMANCE RATING: D

COUNCIL TAX BAND: B

AGENTS NOTES: The Ofcom website indicates that standard, superfast and ultrafast broadband is available and that mobile performance is asfollows: VODAPHONE 82% / EE 80% /THREE 73% / 02 70%

VIEWINGS ARRANGEMENTS

Strictly by appointment through Eric Lloyd & Co

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