

36 Smardon Avenue, Brixham, TQ5 8JR
Freehold Bungalow - Detached
Asking Price £315,000

boycebrixham

email property@ljboyce.co.uk call 01803 852736

Located in the favoured residential area of Smardon Avenue, within the popular Copythorne area of Furzeham, this spacious two-bedroom link-detached bungalow presents an excellent opportunity for a purchaser looking to create a home to their own taste. Offering well-proportioned accommodation together with a generous, level plot, the property would now benefit from general modernisation, including replacement windows, an updated kitchen and bathroom, along with refreshed décor and floor coverings.

The property has plenty of potential, with the size and arrangement of the plot providing scope to extend, subject to the necessary consents. Mature, deep hedging currently surrounds much of the garden, creating an excellent degree of privacy, although cutting this back could reclaim a surprising amount of additional garden space to both the side and rear. The level nature of the plot is another real advantage, allowing for easy movement around the property and gardens.

On entering, a spacious entrance vestibule provides access into the inner hallway, while also leading directly through to the utility room and onwards into the kitchen – particularly handy when returning home with shopping. The kitchen itself is a reasonable size with a good amount of worktop and storage space, while the separate utility allows larger appliances such as the washing machine, tumble dryer and additional freezer to be kept away from the main kitchen.

The main accommodation is nicely arranged, with two double bedrooms positioned to the front and a good-sized living room overlooking the rear. There is also a shower room serving the bedrooms. An additional benefit is the integral garage, providing useful parking and storage with the convenience of internal access directly into the property.

Outside, the bungalow enjoys level gardens to the front, side and rear, offering plenty of usable outdoor space and straightforward access around the plot. There is also a useful lean-to garden conservatory, ideal for growing plants or providing a sheltered area during the colder months. With its sought-after Furzeham location, generous plot and clear potential for improvement, this is a particularly appealing opportunity for anyone looking for a bungalow they can modernise and make their own.

Council Tax Band: D

2 1 1

- Spacious two bedroom bungalow
- Generous level garden plot
- Integral garage and utility
- Popular Copythorne, Furzeham location
- Excellent scope for modernisation
- Offered for sale chain-free





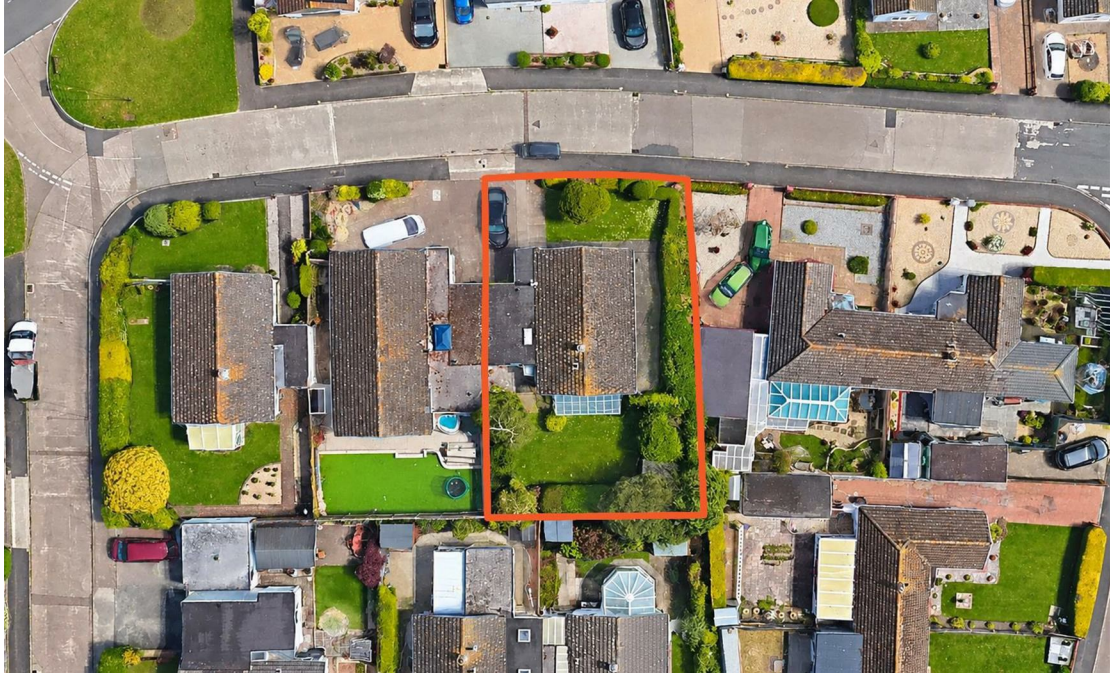




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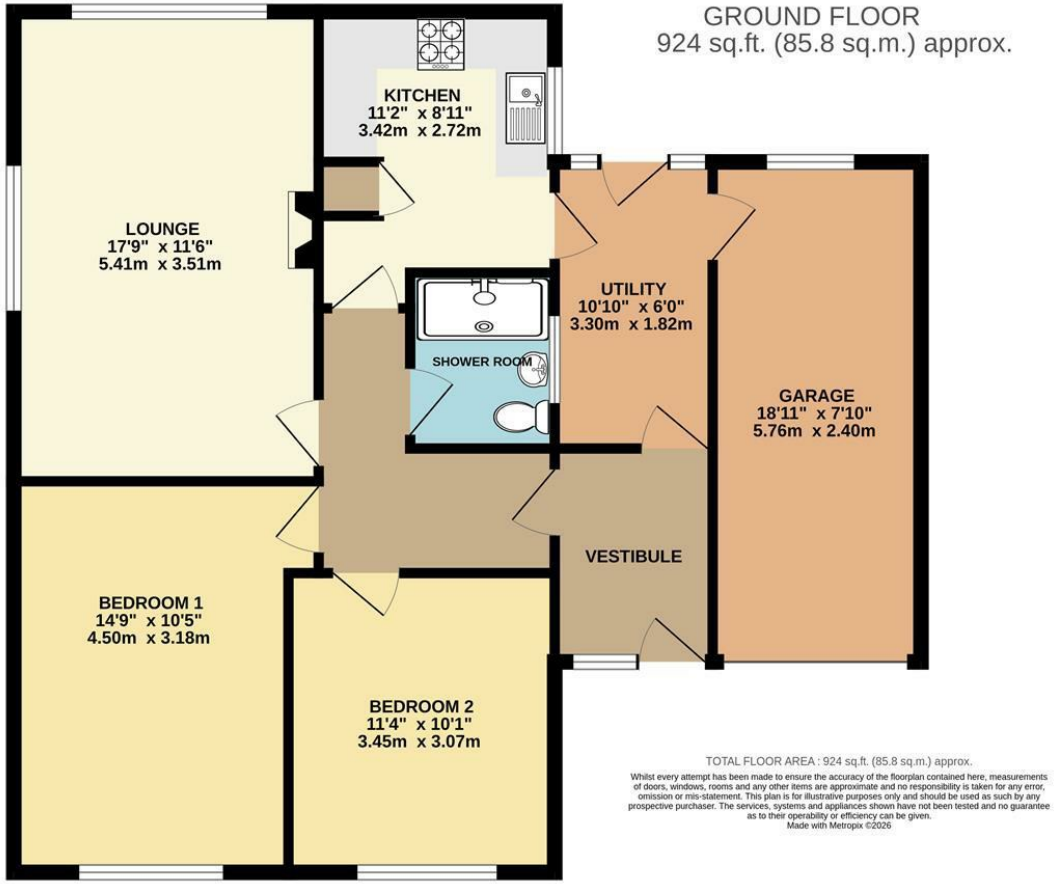
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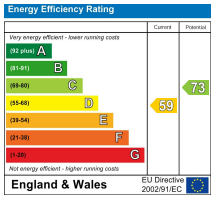
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Current EPC Rating: D



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