



- TWO Bedroom Bungalow
- St. Marys, Brixham
- Off Street Parking
- EPC C
- Well Maintained Garden

- Detached
- Garage
- Open Plan Kitchen/Conservatory
- Freehold
- Porch

Lakin & Co are proud to bring to market this well presented TWO double bedroom detached bungalow located in the highly sought-after St. Marys, Brixham providing you access to the Southwest Coast Path whilst remaining an approximate 20 minute walk of Brixham Harbour.

This property briefly comprises of two well proportioned bedrooms, the master of which offers French doors onto a well landscaped garden, a modern open plan kitchen/conservatory, cosy lounge and shower room. Boasting off street parking for three cars, garage, double glazing throughout and entrance porch.

Freehold  
EPC rating C

Please note all dimensions and descriptions are to be used as a guide only by any prospective buyer and do not constitute representations of fact or form part of any offer or contract.

Disclaimer:

These particulars are a general guide only for prospective buyers. They do not form part of any contract. Services, systems and appliances have not been tested.

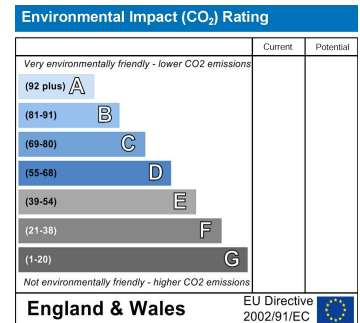
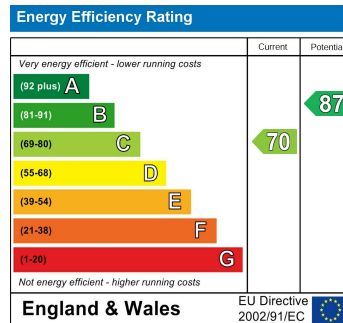
Lakin & Co has an interest in the sale of this property.

Buyers information:

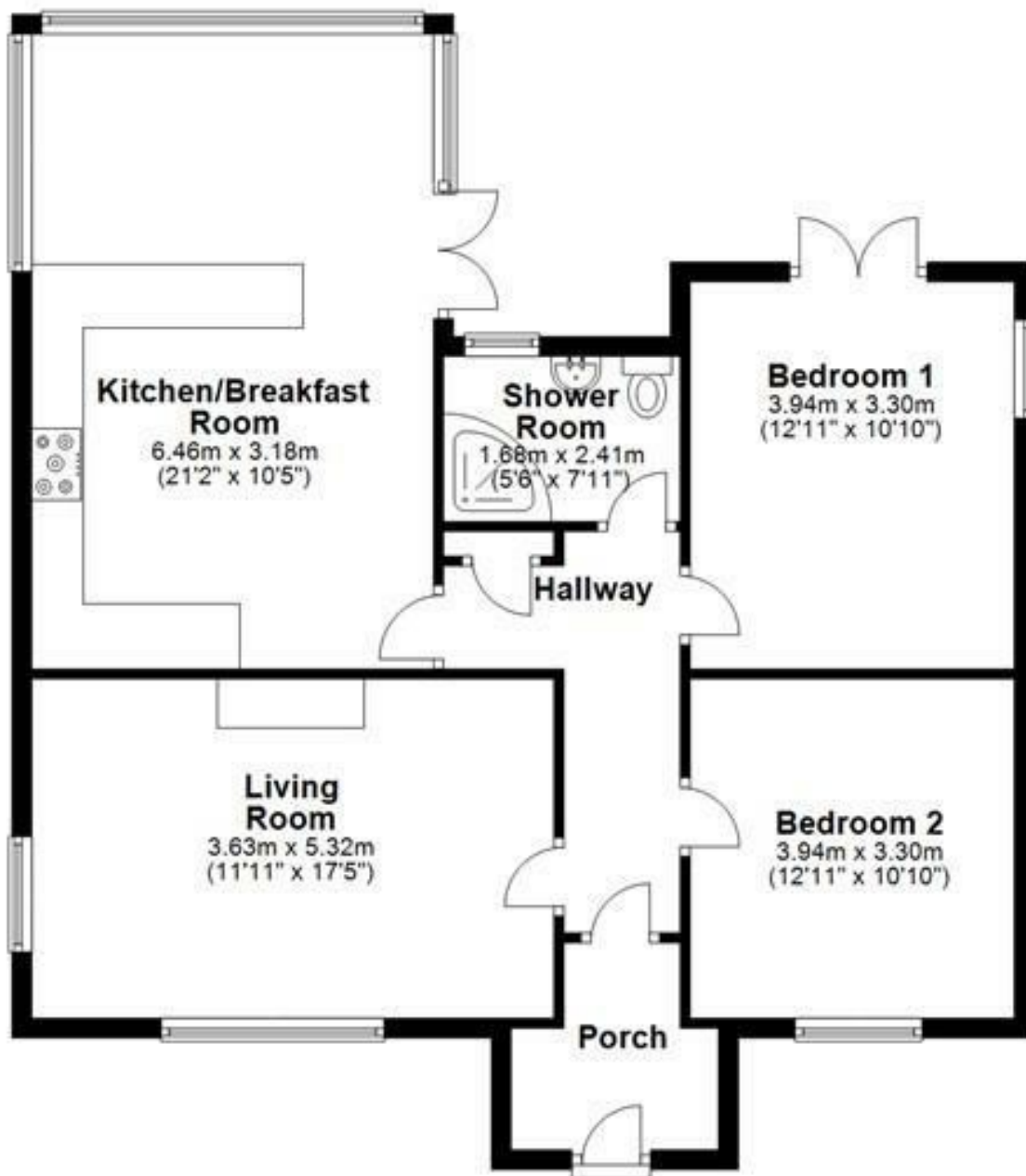
In accordance with HMRC Anti Money Laundering Regulations a buyer(s) must attend our office to provide Photo Identification and Proof of Address (valid in last 3 months).

Referral fees:

We can refer you to recommended providers of services such as Conveyancing, Financial Services, Insurance and Surveying. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending their services. You are not under any obligation to use the services of the recommended provider.



### Ground Floor



This floorplan is not to scale. It is to be used for guidance and illustrative purposes only. Accuracy is not guaranteed.  
Plan produced using PlanUp.

These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all the necessary planning, building regulation or other consents and we have not tested services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.





## LAKIN & CO – YOUR LOCAL ESTATE AGENT

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Dealing with thousands of landlords, tenants, vendors and buyers throughout our core areas, we are renowned for providing a dedicated and attentive service to all of our clients. Our excellent reviews, ratings and membership to the Association of Residential Lettings (ARLA) and The Property Ombudsman (TPO) is testimony to our excellent service.

We take great pride in being known for our honesty and consistent hard work, so whether you are selling or letting your property or looking to find your ideal home please contact us now and let us assist you further.