



3 Manor Bend



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Galmpton, Brixham, Devon, TQ5 0PB

Broadsands Beach: 1.25 miles, Kingswear: 5 miles, Totnes (train station): 7.5 miles.

A tastefully modernised family home, set within a comfortable plot enjoying easy access to village amenities.

- Idyllic edge of village location
- Social reception space
- Four double bedrooms
- Generous level plot
- Freehold
- 2076sqft of accommodation
- Superb family kitchen
- Two en suite shower rooms
- Off-road parking & garage
- Council tax band: F

Guide Price £850,000

## SITUATION

Galmpton, a thriving coastal and picturesque village, benefits from a general store, post office, butchers and a pub. It borders Torbay and South Hams, and is within easy access to Brixham, Torquay, Dartmouth and Totnes. It's only a mile to the sandy beach of Broadsands with its many nearby coves, coastal paths, river ferries and the National Trust's Greenway House. Within a 5 minute walk from the property are Churston Golf Club and Churston Steam Train as well as Churston Grammar school and a popular primary school for families. From Totnes there is the main line to London Paddington.

## DESCRIPTION

Having undergone an extensive programme of modernisation and remodelling by the current owners, 3 Manor Bend now offers a superb balance of style, comfort, and practicality. Every element has been thoughtfully updated, from the high-quality fittings to the carefully considered layout as well as new carpets throughout. The result is a home that has been thoughtfully refurbished that provides welcoming, spacious, light-filled rooms throughout. Set on a level plot in one of Torbay's most desirable residential areas, this is a turnkey being offered to market with the benefit of no onward chain.



## ACCOMMODATION

The heart of the home is the superb family kitchen/dining room – a bright and inviting space fitted with quartz worktops, shaker style units, premium AEG appliances, twin larder cupboards and double doors that open directly to the garden. It's a room designed for modern family life, ideal for both everyday living and entertaining.

A generously sized sitting room enjoys dual aspect windows and a wood-burning stove, creating a warm and characterful space for relaxation. A separate utility/boot room provides practical access to the garage and includes an additional WC. Also on the ground floor are two well-proportioned double bedrooms, a stylish four-piece family bathroom, and a separate study – perfect for home working or further flexible living space.

Upstairs, there are two well proportioned double bedrooms, configured to each benefit from walk-in wardrobes and modern en-suite shower rooms, making excellent use of the available space. There is access into the eaves which provides ample space for further storage.

## OUTSIDE

To the front of the property, a smart resin-bound driveway provides ample off-road parking and leads to an attached double garage.

The gardens are beautifully presented, with the rear garden in particular enjoying a wonderful sense of privacy and colour. Combining a level lawn with attractive flower beds bordering the lawn and a rockery, while a pretty porcelain tiled patio area provides an ideal setting for outdoor seating and dining. The outside space complements the interior perfectly, offering a peaceful and easily maintained garden retreat.

## SERVICES

Mains water, drainage, gas and electricity. Gas-fired central heating. Ofcom advises that superfast broadband is available to the property, and there is limited mobile coverage via the major providers.

## VIEWINGS

Strictly by appointment through the agents.

## LOCAL AUTHORITY

Torbay District Council, Town Hall, Castle Circus, Torquay, Devon, TQ1 3DR. Tel: 01803 201 201. E-mail: [fss@torbay.gov.uk](mailto:fss@torbay.gov.uk).

## DIRECTIONS

From the A379, turn off the main road onto Manor Vale Road and after 100 yards turn left onto Manor Bend where the property can be found as the second property on the left hand side.

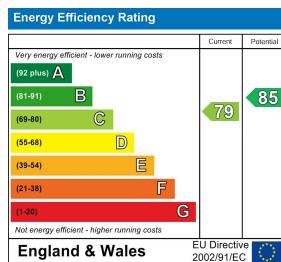
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## AGENTS NOTE

Please note, that some of the images have been digitally staged.



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