



Delphi Galmpton Farm Close  
Brixham TQ5 0NP  
£1,400 PCM

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**Winfields**  
Sales & Lettings

A fantastic opportunity to rent a stunning three-bedroom detached bungalow in the highly sought-after village of Galmpton. This property has been newly refurbished to a high standard, making it an ideal home.

Situated in the heart of the village, the bungalow is perfectly located for leisurely strolls to the River Dart and easy access to the charming attractions of Brixham.

Don't miss out on this incredible rental opportunity! Contact us to arrange a viewing.

- Single garage
- Close to the River Dart
- Low maintenance private gardens
- Desirable area of Galmpton Village
- Newly modernised property
- Great school catchment area
- Three bedrooms

## DESCRIPTION

A fantastic modern detached bungalow in the desirable area of Galmpton. The property has been recently modernised to a high standard and includes an extensive, private, low-maintenance garden surrounding the bungalow.

## ENTRANCE HALL

UPVC panelled door with matching side panel. Built-in storage cupboard housing the mains fuse board. Further built-in storage cupboard housing hot water cylinder with slatted shelving, doors leading to principal rooms. Double radiator. Access to loft space.

## LOUNGE

UPVC double-glazed patio doors leading out to the sun terrace. Double radiators. Feature woodburner fireplace. Archway leading to the dining area.

## DINING ROOM

Leading off from the lounge area. Two upvc double-glazed windows looking out to the front and the side of the property. Double radiator.

## KITCHEN

Ceiling beams with double-glazed windows overlooking the rear aspect. Fitted kitchen comprising matching wall and base units. Wall cupboard with glass panel front. Single sink unit with drainer and mixer tap over. Floor standing boiler. Electric 4-ring hob with canopy hood above. Integrated electric double oven. Fridge freezer. Washing machine. Serving hatch into the lounge.

## BREAKFAST ROOM

Radiator. Upvc doors lead to outside areas. Washing machine point.

## BEDROOM ONE

Double bedroom with en-suite. Double-glazed window with radiator under.

## **EN-SUITE**

Shower cubicle. WC. Handbasin with mixed tap over. Double glazed window with privacy glazing. Radiator.

## **BEDROOM TWO**

Double bedroom with en-suite. Double-glazed window with radiator under.

## **BEDROOM THREE**

Currently used as an office area. Good-sized single or small double room. Double-glazed window with radiator under.

## **BATHROOM**

WC. Bath with shower over. Glazed shower panel. Hand basin with mixer tap. Privacy glazed double-glazed window. Radiator.

## **SHOWER ROOM**

Shower cubicle. WC. Handbasin with mixed tap over. Doble glazed window with privacy glazing. Radiator.

## **OUTSIDE**

To the front of the property, there are steps leading up to a part stone part lawned area with a paving slab pathway leading to further steps to the front door. The garden wraps around the bungalow leading to the rear. To the rear of the property, there is a modern paved area with steps leading to a part paved part stone chipped sun terrace.

## **GARAGE**

Single garage to the front of the property with an up and over electric door.

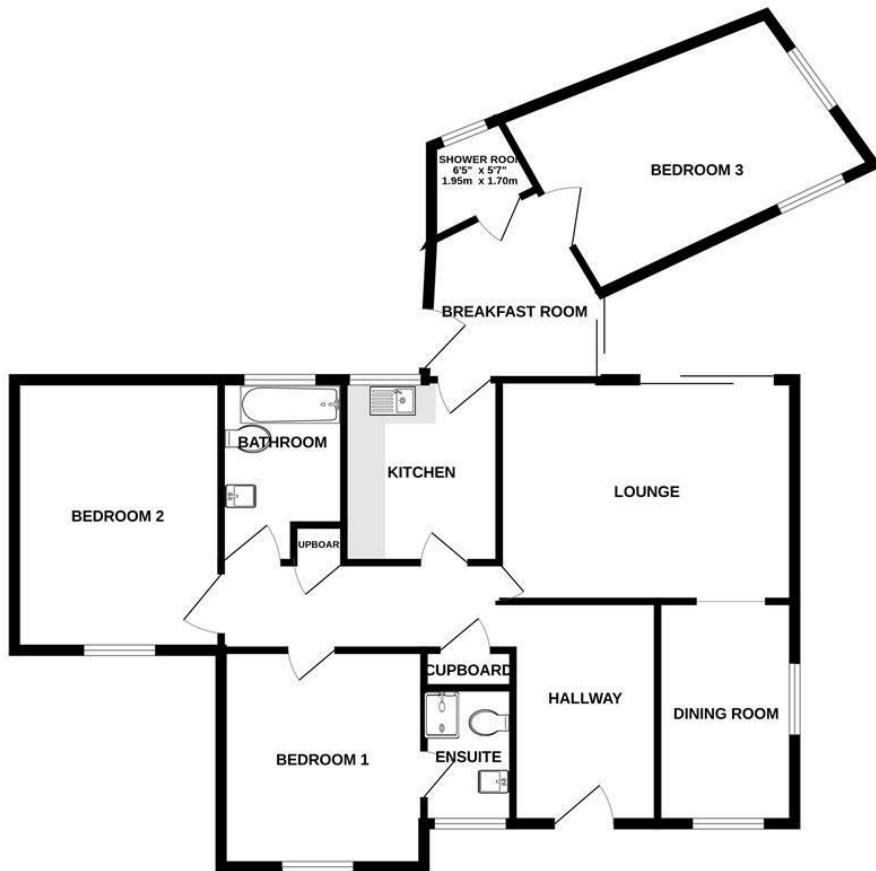
## **COUNCIL TAX BAND**

Band D



# FLOOR PLAN & E.P.C.

## GROUND FLOOR



DELPHI, GALMPTON FARM CLOSE, PAIGNTON, TQ5 0NP

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 not exact 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.  
State with Report ID: 262

## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
76		
51		

EU Directive  
2002/91/EC



## England & Wales

## Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
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EU Directive  
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## England & Wales



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