



6 Quentin Avenue, Brixham, Devon, TQ5 0AG
Freehold House - Detached
£350,000

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Located in a favoured residential location with great walks literally on your doorstep and easy access to St Mary's Park with the hamlet-like St Mary's Square just down the road. An idyllic location for those looking at all that Brixham has to offer yet with a slightly more rural and tranquil setting. Mansands beach can be walked to by following the road to the top of the hill where eventually it intersects with the South West Coastal path.

The area is perfect for those looking for good schooling again with Eden Park Primary school within easy walking distance. Access in and out of the town is quick and direct with the option to avoid the town centre. Kingswear, Dartmouth and the rest of Torbay can all be reached by taking the road out of Brixham from Hillhead. There is also a bus service to hand on the Milton Street junction with Southdown Avenue.

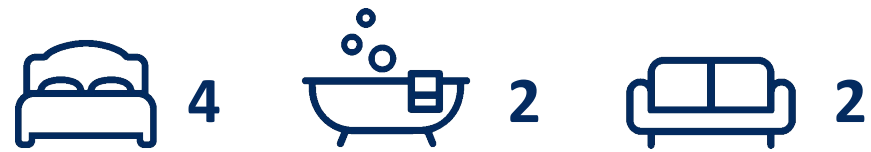
The property itself is a modern, and very well presented four bedroom detached family home. You enter through a useful glazed porch into the entrance hallway. Leading through to a fabulous living area. A spacious and very light family room, with a smart feature wood burner. This space flows neatly around to the modern galley-style kitchen, featuring a useful pantry cupboard, integrated appliances and a pleasant outlook over the rear garden. To the rear of the property is an excellent garden room - a super family space opening out to the covered courtyard/dining area outside. The garden room also doubles up as a modern utility space with sink, storage & plumbing for a washing machine. Also on the ground floor is the fourth bedroom, with en-suite shower room - ideal for a teenager or a visiting guests.

Upstairs, off of the spacious and light landing are three excellent sized bedrooms, all are well presented, light and bright and enjoy pleasant open outlooks. There is also a family-size shower room servicing the first floor.

Outside, to the front, there is ample off-road parking in the form of two driveways, a pretty, low maintenance front garden, and a good sized garage/workshop with light and power. To the rear is a private and sunny garden, wrapping around the side with gated access. Mostly laid to patio & decking, there is a very social dining space off the garden room, which is under-cover, and a sunny raised decked area which enjoys a lovely sunset, and a useful wood store area to the side.

The property enjoys gas central heating, serviced by a modern combi boiler, there is UPVC double glazing throughout and there are solar panels on the roof of the property, which has the benefit of being owned and included in the sale (ie not leased).

Council Tax Band: C



- Four Bedroom Detached House
- Modern & Spacious Property
- Two Driveways + Garage/Workshop
- Fantastic Family Home

- Quiet Semi-Rural Location
- Fabulous Garden Room To Rear
- Sunny & Private Rear Garden
- Light And Bright Throughout



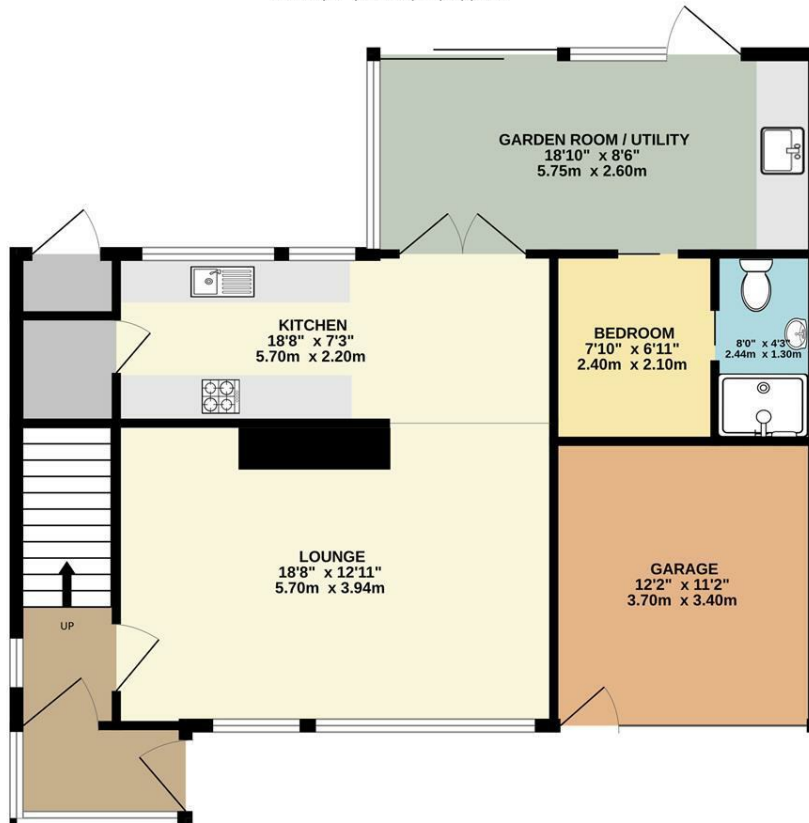
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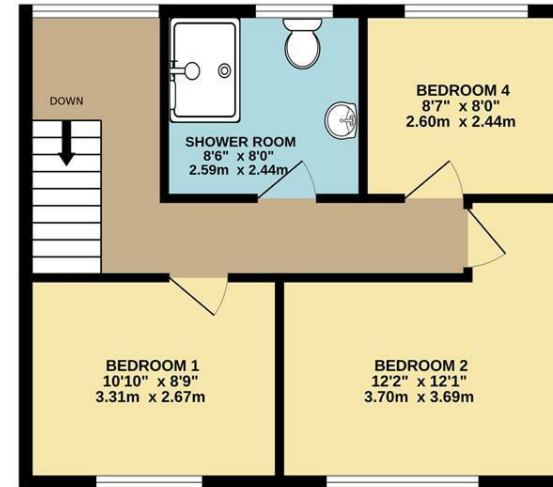
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GROUND FLOOR
865 sq.ft. (80.4 sq.m.) approx.

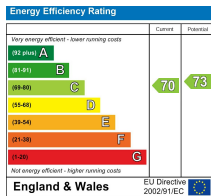


TOTAL FLOOR AREA : 1328 sq.ft. (123.3 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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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1ST FLOOR
463 sq.ft. (43.0 sq.m.) approx.



Current EPC Rating: C



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Please note floorplans are to be used as a guide only. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of the property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from their solicitor. You are advised to check the availability of this property before travelling distance to view.

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