



7 Nut Tree Orchard, Brixham, Devon, TQ5 0AW  
Freehold House - Semi-Detached  
£305,000

**boyce**brixham  
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This charming home is situated at the head of a very quiet residential cul-de-sac and enjoys a semi-rural feel, thanks to its secluded gardens and hillside views. Yet, it is conveniently located for easy access to St Mary's Square, a small hamlet within Brixham that offers an array of shops and eateries. The town centre, marina and harbour is just beyond about a 15 minute walk away. In the opposite direction, you will find Kingswear with Dartmouth accessed via ferry. A bus service runs on the adjacent road below Nut Tree Orchard, making this location very appealing for many.

The current owners have made the most of this wonderful home with clever enhancements from the original specification, including a rear extension that features a larger kitchen and dining room. This extension opens directly onto a very private and sunny South West Facing deck.

The living room is spacious and easily accommodates a family or visitors, while the kitchen is well-equipped with a breakfast bar area and plenty of fitted wall and base units. Upstairs, there are two good-sized double bedrooms, both benefiting from built-in wardrobes. The property also features a spacious, low-maintenance shower room.

Outside, the front of the property boasts an excellent-sized double-width driveway on a neat tarmac drive, with a side gate providing access to the rear garden. Adjacent to the dining room, there is a great-sized composite deck, perfect for al fresco dining and entertaining. To the side, there is a garden pond and a lawn with stepping stones leading up the lovely garden. The garden offers ample privacy while still providing open views. Towards the base of the garden, you'll find a summer house and a garden shed.

**Council Tax Band: B**



- Quiet cul-de-sac location
- Spacious kitchen and dining extension
- Two double bedrooms with wardrobes
- Excellent double-width driveway
- Summer House & Garden Shed
- Secluded gardens with hillside views
- Private deck for outdoor living
- Low-maintenance shower wet room
- Stunning gardens & pond
- Great semi rural location



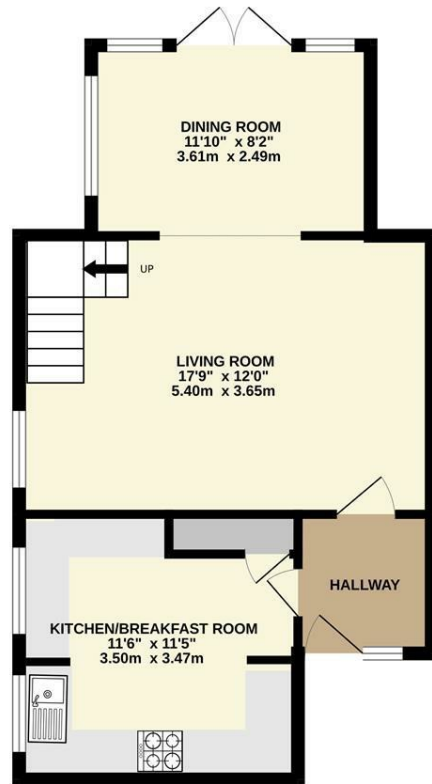
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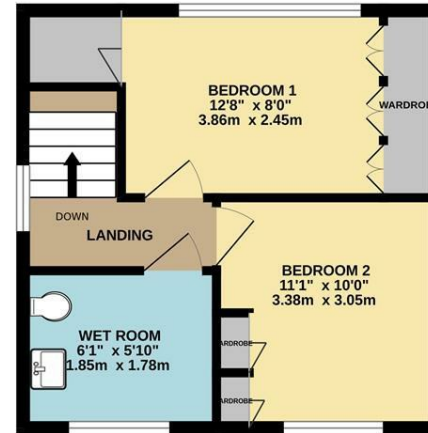


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GROUND FLOOR  
479 sq.ft. (44.5 sq.m.) approx.



1ST FLOOR  
317 sq.ft. (29.5 sq.m.) approx.



TOTAL FLOOR AREA : 796 sq.ft. (74.0 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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Current EPC Rating: D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92-100) A		86
(81-91) B			
(69-80) C		68	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			

England & Wales EU Directive 2002/91/EC

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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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