



Chez Nous Victoria Road, Brixham, Devon, TQ5 9AR
Freehold House - Detached
£830,000

boycebrixham
email property@ljboyce.co.uk call 01803 852736

Located in one of Brixham's most highly sought after residential roads, adjacent to Berry Head Country Park, is Chez Nous. An outstanding detached dwelling with a interesting split level design giving the lounge, kitchen diner, and balcony, sea views across Torbay and out to the English Channel past Berry Head.

The area is very popular with those wanting to be near the stunning open countryside with the South West Coastal Path running through Berry Head offering some of the most dramatic sea and countryside views available.

Nearby Shoalstone seawater pool can be found at the base of Victoria Road only a 5 minute walk away, with walks back into the marina and harbour where you can find the town centre in the opposite direction.

Nearby along Higher Ranscombe Road you can find the Admiral Indoor Swimming Pool and Brixham Leisure Centre, all only a brief level 10 minute walk, away along with a very handy Co Op shop on Great Rea Road

The schools are also only a 10 minute walk away including primary education all the way up to sixth form. There is a bus service which runs along the road making it accessible for all.

For the golfing enthusiast Churston Golf Club can be found just outside of Brixham. A stunning sea view parkland course running alongside some of the prettiest countryside in the English Riviera.



- Executive Detached House
- 2 En Suites & Family Shower Room
- Large Lounge
- Easy Low Maintenance Gardens
- Double Garage

- 4 Double Bedrooms
- Spacious Kitchen Diner
- Sea View Balcony
- Ample Driveway Parking
- Sought After Berry Head Area



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The property is accessed via a wide entrance leading to a good amount of off road parking for several vehicles and leading to an integral double garage.

As you enter the property the split landing makes for an interesting feature and ensures the best views are available from the living and entertaining areas. This layout also gives excellent privacy from the bedrooms and ensures cooler bedrooms during warmer months, and warmer living spaces during the cooler winter months.

The lounge is an excellent size and enjoys access onto the sea view balcony. The living room enjoys character and warmth from its large fire, sloping ceilings, and pitched dormers. Whilst the kitchen diner adjacent is an excellent size for families and entertaining alike, the kitchen benefits from lots of built in storage, fitted appliances, and a breakfast bar.

There is a separate utility on the ground floor near to the bedrooms, a perfect position for the laundry and for the direct access into the garden drying area. The main bedroom has a good size en suite and lots of fitted wardrobe space. There is a second en suite bedroom to the rear with a good size shower room, and two further double bedrooms with a shower room in between.

Internal viewing is a must to appreciate the space on offer in this excellent area.

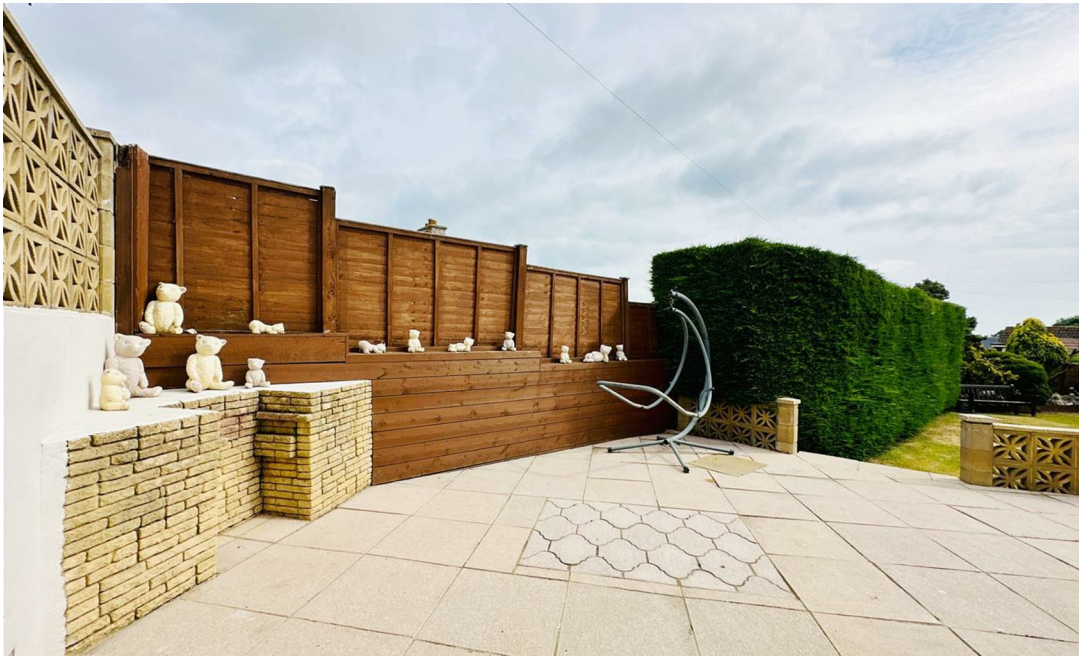


Council Tax Band: G



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GROUND FLOOR
1094 sq.ft. (101.6 sq.m.) approx.



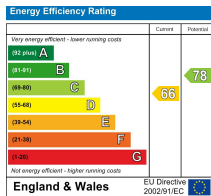
1ST FLOOR
691 sq.ft. (64.2 sq.m.) approx.



TOTAL FLOOR AREA : 1785 sq.ft. (165.8 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



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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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