



19 Penn Meadows Close, Brixham, Devon, TQ5 9PS
Freehold House - Detached
£750,000

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A very attractive newer DETACHED HOME which has been extended and upgraded from its original specification, with generous accommodation and extremely well presented. Perhaps occupying the best plot on this very desirable development. Constructed by well respected Cavanna Homes in 2004 and being one of just twenty in this leafy cul-de-sac. The house receives great sunlight and has a lovely size wrap around garden.

Well positioned to enjoy Brixham's amenities and only half a mile to the waterfront and harbour areas. There are other amenities even nearer including Brixham's Indoor Swimming Pool, Brixham Rugby Club, Brixham Leisure Centre and Brixham College. There is a bus service to hand for the town centre. Within a mile radius are many beautiful coastal walks including Berry Head Country Park with its breathtaking coastal walks and cliff top pathways and direct access to St Mary's beach.

The current owners have vastly improved the property from its original design. The large extension has been tastefully blended in with the construction, and compliments the original style perfectly.

The plot is an excellent size, and due to its level nature makes it perfect for pets and children alike. There is more than enough space to play, or grow produce, and the size of the garden lends itself well to accommodate various briefs in different parts of the garden. There is currently a patio which extends off the rear of the property and leads to a seating area which is ideal for alfresco dining, and enjoying the open views across the private rear garden. There is a chicken run tucked away towards the base of the garden and offers a great run with free range organic eggs available daily.

To the front there is ample parking for several vehicles and a large double garage, with space for two further vehicles, workshop, and storage space.



- Extended Detached House
- Level Gardens
- Highly Sought After Location
- Double Garage

- Impressive Extension
- Stylish Finish Throughout
- Ample Parking
- Potential To Be Purchased Chain Free



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As you enter the property there is a spacious and bright entrance hallway where you can find a separate lounge to the front of the property; a great room to retreat to towards the end of an evening. For those looking to work from home there is a bright office, also to the front, a downstairs WC and separate utility/ laundry room enjoying direct garden access.

The open plan kitchen/living room is a very impressive space and perfect for families and entertaining alike. The high quality fully fitted kitchen with spacious breakfast bar is perfect for the larger gatherings, a really stylish space that won't fail to impress. There is ample space for a good size dining table, and a secondary lounge area enjoys the garden views as well as a front row seat in front of the multi fuel stove. The lovely bi folding doors open out perfectly, with level access directly to the rear patio terrace. The garden views from inside are a delight and the transition between the two spaces is very inviting, making it a perfect home for even the larger gatherings.

Upstairs there is a large main bedroom, an excellent size family bathroom with both a free standing bath and walk in wet room style shower. The second bedroom comes complete with its own en suite shower room, and there are 2 further double bedrooms, making this an excellent size family home.

This extended detached home must be viewed to be fully appreciated. The property really does offer a complete package with impressive accommodation and equally impressive level gardens.



Council Tax Band: E



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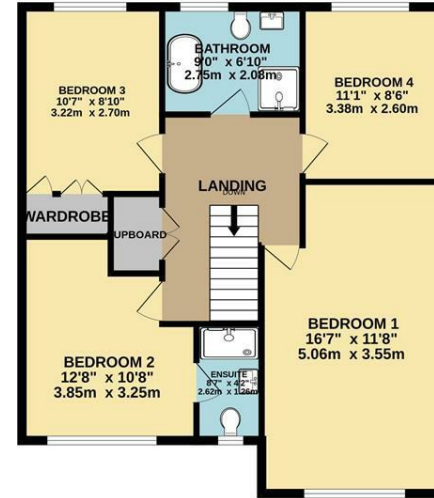
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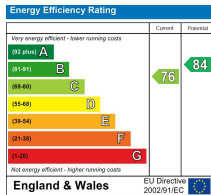
TOTAL FLOOR AREA : 2249 sq.ft. (208.9 sq.m.) approx.

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 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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GROUND FLOOR
1471 sq.ft. (136.7 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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