



5 Walcot Place, Higher Furzeham Road, Furzeham, Brixham, Devon, TQ5 8BJ
Freehold House - End Terrace
Price Guide £540,000

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An exceptional chance to acquire a recently built, end-terrace modern coastal townhouse boasting views over Torbay and the scenic Furzeham Green. Completed in 2018, this residence is one of only six within a secure, code-gated development, surrounded by appealing stone walls and situated amidst meticulously maintained grounds. Positioned just a few hundred yards from the waterfront and town centre, it is discreetly set back from the lively harbour, yet still within the serene surroundings of the adjacent Furzeham Green, featuring playing fields and charming public gardens.

The house itself opens via a useful covered porch into an entrance hall leading off to three rooms and upstairs. There is the smaller fourth bedroom to the right, which can double-up as a home office or hobby room, the main family bathroom which is fully tiled with a modern three-piece bathroom suite, and the wonderful third bedroom which is bathed in natural light and opens out to the rear garden beyond. Our vendor has cleverly adopted this room as a garden room and it presents as a very welcoming space.

The first floor boasts the principle living accommodation with a large lounge/dining room to the front of the property - very stylishly presented and a super living space. Through sliding doors there's a balcony to the front taking in the sea views over the park. To the rear of the property is a high-quality and very appealing kitchen, with premium AEG fitted appliances etc. With Southerly views and plenty of sunlight, this stylish kitchen opens out to a balcony with additional access down to the rear garden.

Moving to the second floor, you'll discover two generously sized double bedrooms, each boasting impressive en-suite shower rooms adorned with smart, fully tiled suites. The second bedroom, situated at the rear to capture Southerly views, is bathed in natural light, creating a bright and well-presented space. The master bedroom, on the other hand, is truly breathtaking. Featuring exceptionally spacious dimensions, it comes equipped with bespoke wardrobes providing ample storage. Through sliding doors, it opens up to its own sun terrace, allowing you to enjoy elevated views out to TorBay.

Externally, there are two assigned parking spaces conveniently located directly opposite the front door. At the rear, you'll find the enclosed south-facing garden. Featuring a patio area off the property - ideal for dining and entertaining, the remainder is landscaped with a level lawn and bordered by feather-edge fencing.

The property offers the key ingredients of: sea views, parking, sunny garden areas and good sized, immaculately presented accommodation. Being almost new and built to the latest building regulations and very energy efficient, the houses will be economic and low in maintenance.

The property is FREEHOLD, including the two parking spaces, there is an annual service charge of circa £600 per year towards the maintenance of the electric gates, lighting and upkeep etc of the communal grounds.

Internal viewing strongly recommended.

Council Tax Band: E



- 4 Bedroom Marine Town House
- Fantastic Location Near The Harbour
- 2 Designated Parking Spaces
- Perfect Brixham Home or Base

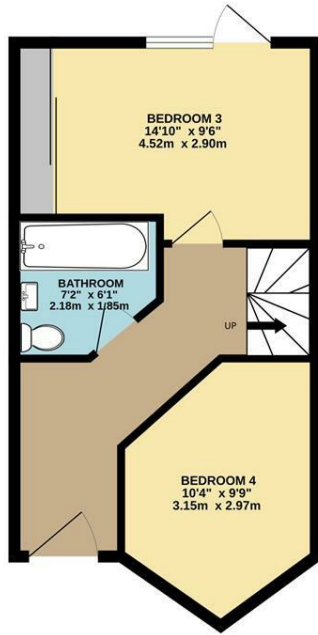
- Views Over Torbay and Breakwater
- Sunny, South Facing Rear Garden
- Within A Secure, Gated Development
- Beautifully Presented Throughout



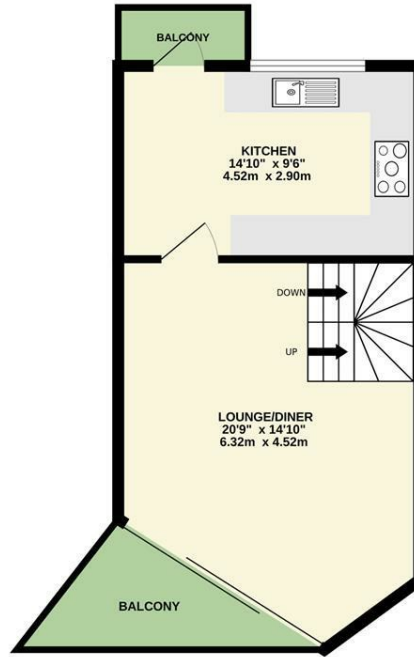


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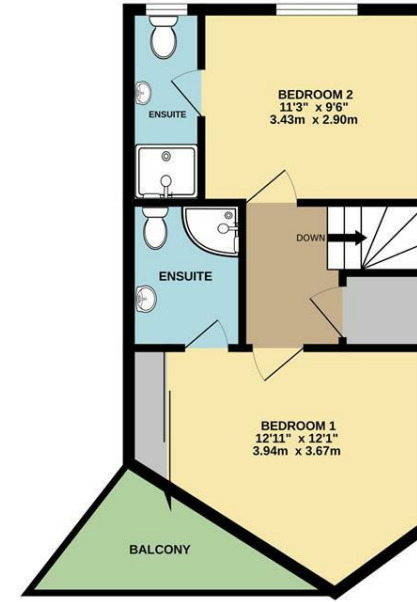
GROUND FLOOR
391 sq.ft. (36.3 sq.m.) approx.



1ST FLOOR
385 sq.ft. (35.7 sq.m.) approx.



2ND FLOOR
385 sq.ft. (35.7 sq.m.) approx.



TOTAL FLOOR AREA : 1160 sq.ft. (107.8 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: B

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			95
(81-91) B		85	
(69-80) C			
(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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