



Southside, 21 Nut Tree Orchard, Brixham, Devon, TQ5 0AW
Freehold House - Detached
£535,000

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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 style St Mary's Square just down the road. An ideal 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.

As you approach the property there are two connected driveways to the front providing off road parking leading to a garage one side and a carport to the other. As you enter the property there is a good size hallway with doors leading to principal rooms. The living room is triple aspect making it very light, with a bay window to one end and sliding patio doors to the other. The picture window has a great view over the rear garden. The dining room is a great size and also has sliding patio doors out onto the rear garden. This room can be accessed via the entrance hall or kitchen. The kitchen is well appointed with plenty of worktop space and cupboard space. There is also a very useful larder. Off the kitchen is a garden room. This space is very flexible in terms of how it can be used. The downstairs shower room has space for a washing machine, so is currently used as a utility.



- Planning Permission For Separate Dwelling
- Larger Than Average Garden
- Good Size Bedrooms
- Versatile Living Accommodation
- Substantial Family Home
- Parking For Several Vehicles
- Light And Airy Throughout
- Popular Location



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On the first floor there are four double bedrooms (three with wash hand basins). The fifth bedroom is currently used as an office, but could also be a single bedroom if needed. All of the bedrooms have great wardrobe space and storage. The family bathroom is spacious, with a cupboard housing the hot water cylinder.

Outside the gardens have been very well maintained. There is a lawn area to the front with planted borders with gated driveways either side. There is a double (tandem) garage which has a door to the rear giving access to the garden. To the left side the driveway continues further into a carport. There is a useful outbuilding to the rear of the carport and a shed towards the bottom of the garden. Mostly laid to lawn this garden is beautiful with different sections to be creative with. Whether you like growing your own produce or even just having the space for children to run around, this is absolutely perfect.

In December 2021 planning permission was granted for the creation of a 3 bedroom detached bungalow in the garden of 21 Nut Tree Orchard. See picture of proposed site layout and go onto Torbay Council Planning Portal for more information.

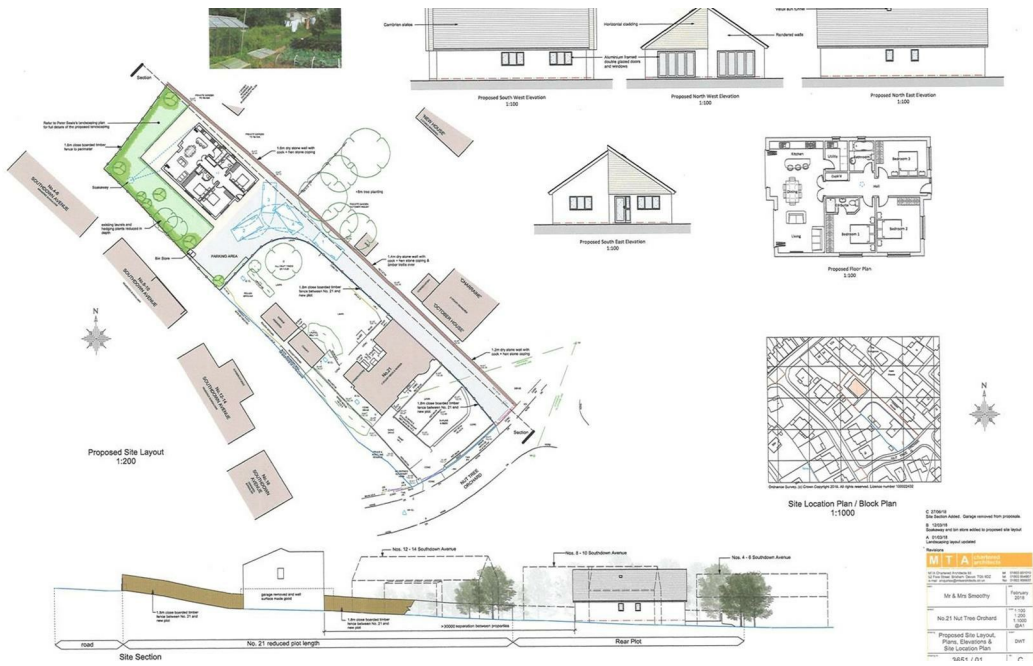


Council Tax Band: F



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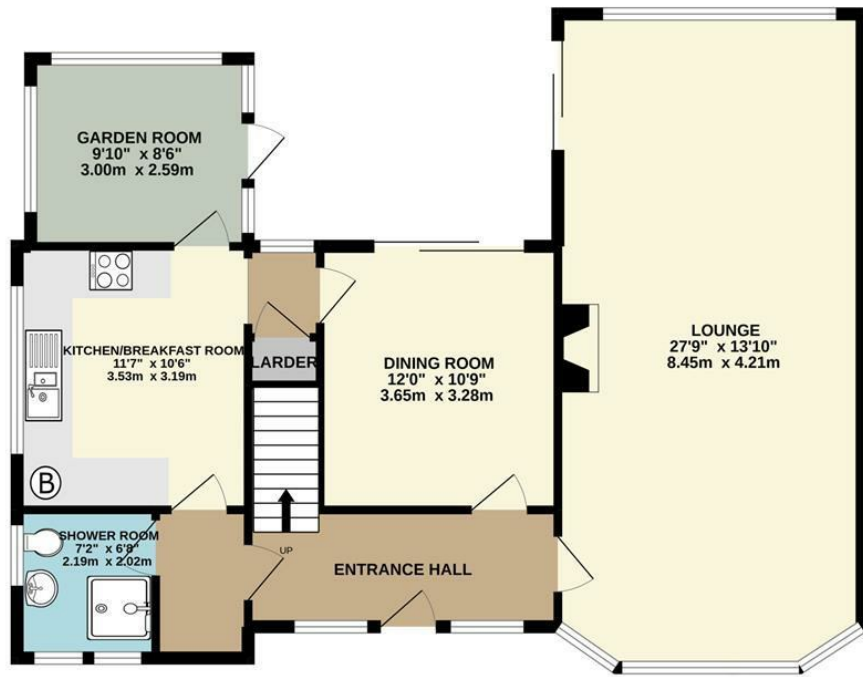
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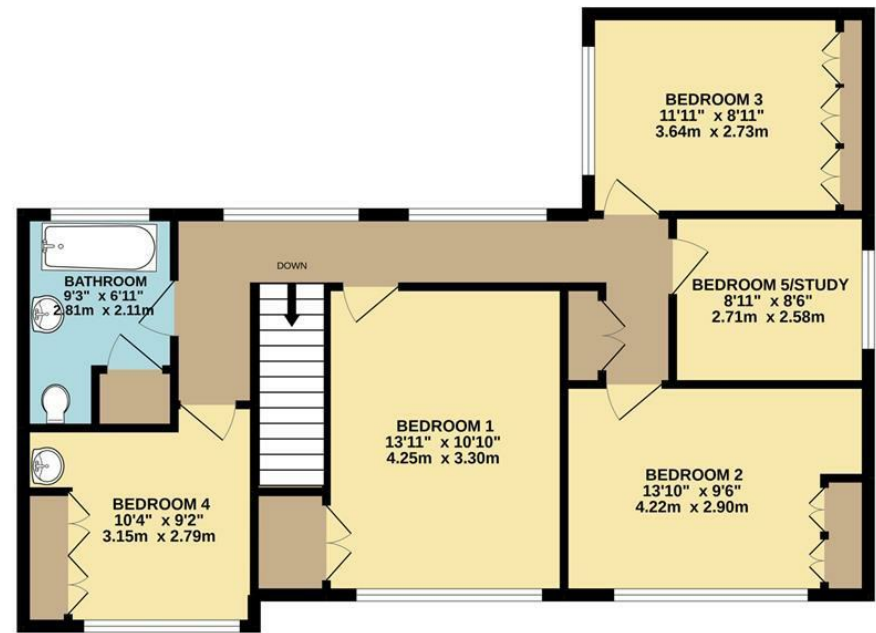
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GROUND FLOOR
916 sq.ft. (85.1 sq.m.) approx.



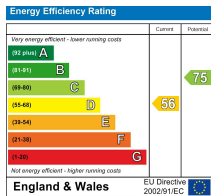
1ST FLOOR
789 sq.ft. (73.3 sq.m.) approx.



TOTAL FLOOR AREA : 1705 sq.ft. (158.4 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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