



Lefkara House Upton Manor Park, Brixham, TQ5 9QP
Freehold House - Detached
£375,000

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

Lefkara House is a spacious four-bedroom family home located in a sought-after cul-de-sac, conveniently close to the local town bus service and just a short distance from both the coastal path and Sharkham Point.

The residence offers generous family accommodation, featuring a large private garden, ample off road parking, and the added convenience of ground floor en-suite facilities - making it an ideal space for an elderly relative, teenager's base or secondary accommodation as needed. The family bathroom upstairs is brand new and high quality featuring a large, freestanding bath and separate shower. The property boasts uPVC double glazing throughout and is equipped with a modern Worcester boiler for efficient gas-fired central heating and hot water.

Our vendors have recently made the superb addition of a large workshop/store to the side of the property (with utility space to the rear), which offers a versatile space which could also be incorporated into the main residence if required.

Location:

Nestled in a quiet cul-de-sac approximately half-a-mile from St Mary's Park and Green, which includes tennis courts and a bowling club. A local convenience store is conveniently situated about a quarter-of-a-mile away, and the bus route to Brixham town center passes the end of the cul-de-sac. The breathtaking coastal path from Berry Head to Kingswear is just a short drive away, with easy access to St Marys Bay Beach achieved on foot - ideal for dog walking!

Directions:

From Brixham Town Centre at Bolton Cross, proceed along Bolton Street toward Brixham Hospital. After the hospital, take the first left onto Castor Road. Continue past the Spar Shop and ascend to the top of the hill. At the prominent tree "roundabout," turn left, then take the first right into Upton Manor Park. The property is located towards the head of the cul-de-sac on the right-hand side.

Council Tax Band: D



- Spacious Detached Freehold Family Home
- Ample Off Road Parking
- Set In A Quiet Cul-De-Sac
- Generous Sized Living Accommodation
- Four Double Bedrooms
- New, Large Workshop/Store
- Sunny & Private Rear Gardens
- Close To The South West Coastal Path



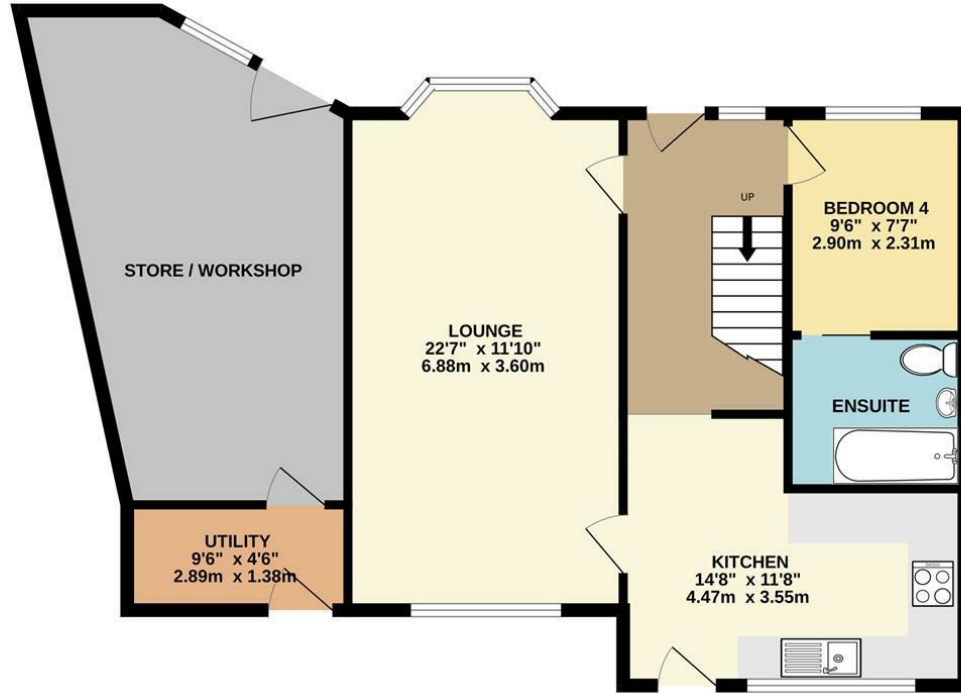
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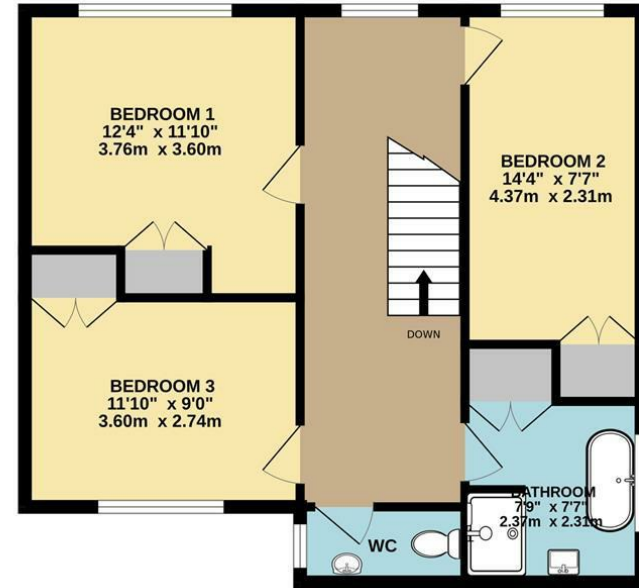


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GROUND FLOOR
895 sq.ft. (83.1 sq.m.) approx.



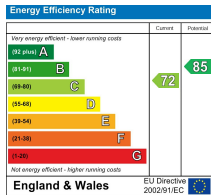
1ST FLOOR
611 sq.ft. (56.8 sq.m.) approx.



TOTAL FLOOR AREA : 1506 sq.ft. (139.9 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 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: 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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