



6 Fern Close, Brixham, Devon, TQ5 9SZ  
Freehold House - End Terrace  
£350,000

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email [property@ljboyce.co.uk](mailto:property@ljboyce.co.uk) call 01803 852736

A beautifully presented, extended 3 bedroom end terrace home located in a quiet cul-de-sac consisting of just 6 similar properties. Fern Close is just a 5 minute walk from the town and harbour, the property has the convenience of being close to the local amenities whilst maintaining the practicality of a family home with the benefits of having a garden, garage and parking space.

The property's unique selling point is perhaps its larger than average end plot, providing the largest and most secluded gardens in the close. Having the larger plot has allowed for a fantastic kitchen extension without sacrificing garden space.

The addition of the extended kitchen at the rear of the property really has transformed the house. Where the old kitchen used to be, a useful snug/ office room and second main bathroom replaces it - a must have for any family home. With a generously proportioned through lounge/diner leading through to the kitchen, the downstairs of the property makes for a social, family orientated space, whilst the upstairs bedrooms are spacious with a very airy and refreshing feel looking out onto the mature, green front and rear gardens/yard.

For anyone searching for the perfect family home with the convenience of the nearby town and harbour, this is not one to be missed- A very special property!



- Very Well Presented Throughout
- Spacious Kitchen Breakfast Room & Lounge/Diner
- Located Just Above Town Centre & Harbour
- Beautifully Situated Extended 3 Bed Semi
- Lovely, Secluded Gardens
- Garage & Allocated Parking Space
- Quiet Residential Cul-de-Sac Just 6 Houses!
- Immaculate Presentation & Spacious



Council Tax Band: C



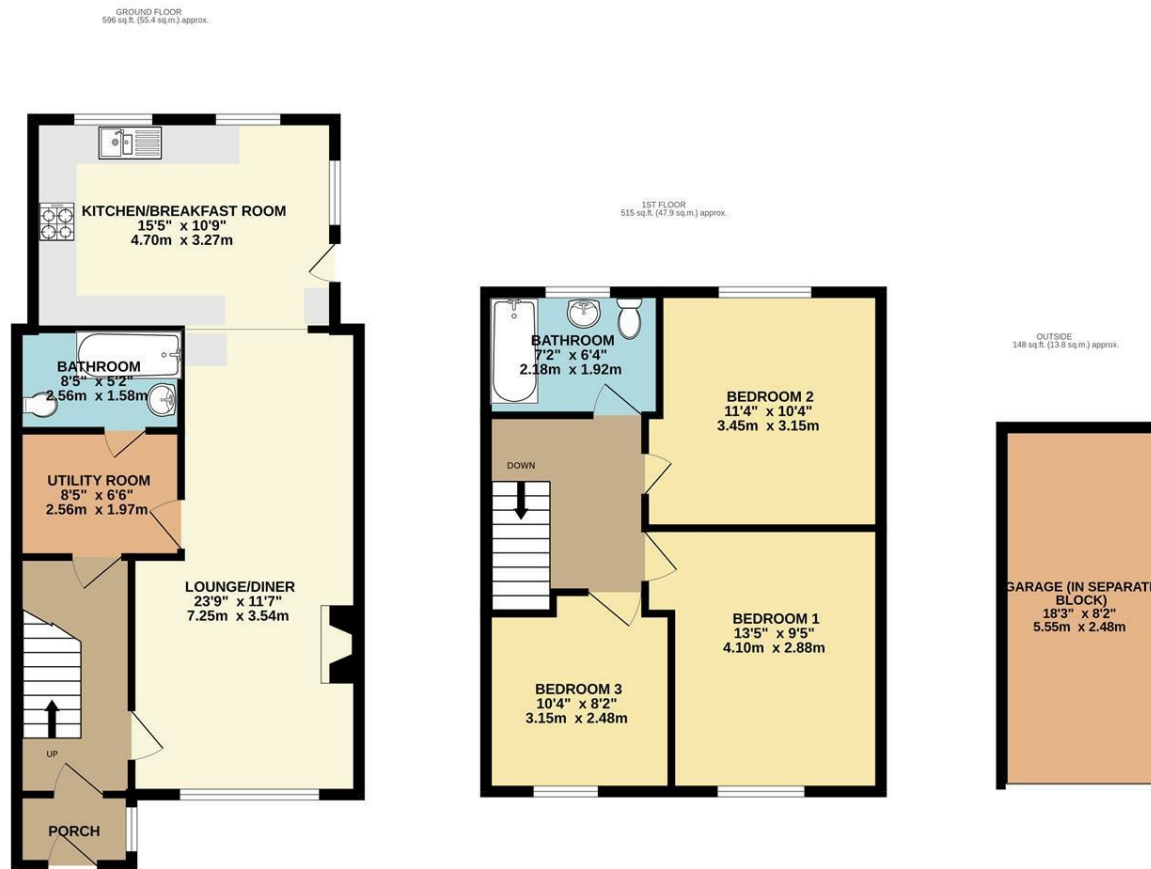
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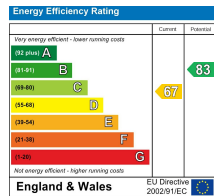
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TOTAL FLOOR AREA : 1260 sq.ft. (117.0 sq.m.) approx.

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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