



49 Churston Way, Brixham, Devon, TQ5 8DE  
Freehold House - Detached  
£439,500

**boyce**brixham  
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Situated on the highly sought-after Copythorne side of Brixham, this spectacular family home has recently been refurbished throughout offering a modern and stylish property occupying an excellent sized plot. Number 49 occupies a very light and bright position with lovely open views across Brixham with the Devonshire hills beyond. The location is perfect for those looking for easy direct access into the town with a bus service to hand on the adjacent roads at both Lichfield and New Road. The town centre and harbour are approximately half a mile away.

The property itself enters into a spacious entrance hallway with plenty of storage, through to a stunning open plan living/dining/kitchen area. With a thoughtfully considered layout and separately defined areas, the space enjoys a cosy 'snug lounge' area around to the left, with a high quality and modern kitchen area. Stylish navy-blue cupboards contrast well with the white, glistening worktops. Fitted with high quality appliances and gas hob, the kitchen really is the hub of the home. There is a large and versatile dining area, flanked by modern bi-folding doors which open out to the rear garden and creates a wonderful inside/outside living space. Also on the ground floor is a large dual aspect bedroom suite, with ensuite shower room. There is also a useful downstairs WC with utility facilities.

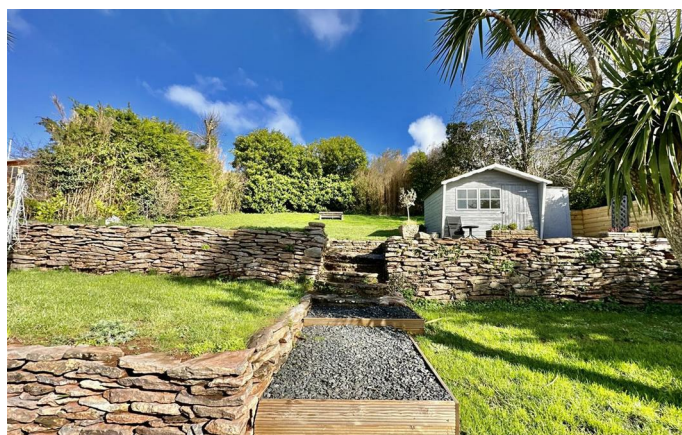
Upstairs, there are two further double bedrooms including a large dual-aspect master bedroom enjoying a large panoramic vista, South towards the Southdown Hills. The other bedroom is of a good size and again is well presented. There is also a smart & stylish family bathroom servicing the first floor, fully tiled with a contemporary modern suite.

Outside, there is ample off road parking to the front, including a longer driveway to the side of the property - ideal for storing a motorhome or boat, which leads to the large detached garage/workshop, complete with light and power. There is also a low-maintenance front garden, mostly laid to broken slate and carrying lots of modern appeal. To the rear is a simply superb back garden. Accessed from either side of the property or of course through the bi-folding door from the house, the garden is gently terraced, with levels defined by beautifully crafted dry stone walls. There is a particularly good outside dining area to the first level, low maintenance, open and versatile, it's the perfect spot for entertaining in the warmer months. There is a useful clothes drying area adjacent and the back of the garden is a larger area, gently sloping and laid to lawn, this is a very quiet and private space which enjoys a sunny and open panorama. There is also a very versatile summer house which, whilst currently utilised as a room for guests, boasts full insulation, light, power and could serve any number of practical uses.

**Council Tax Band: D**



- Stunning Family Home
- High Quality Open Plan Living Space
- Detached Garage & Ample Parking
- Offered With No Onward Chain
- 3 Double Bedrooms
- Occupying A Large, Open Plot
- Modern, Stylish Presentations Throughout
- Bi-Folding Doors Out To The Rear Garden



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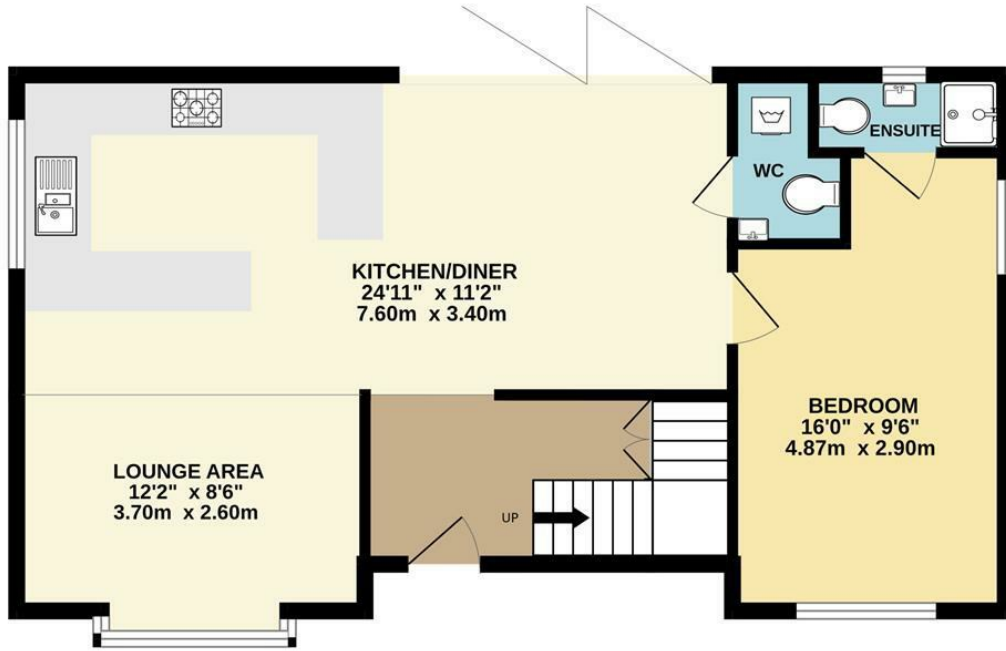




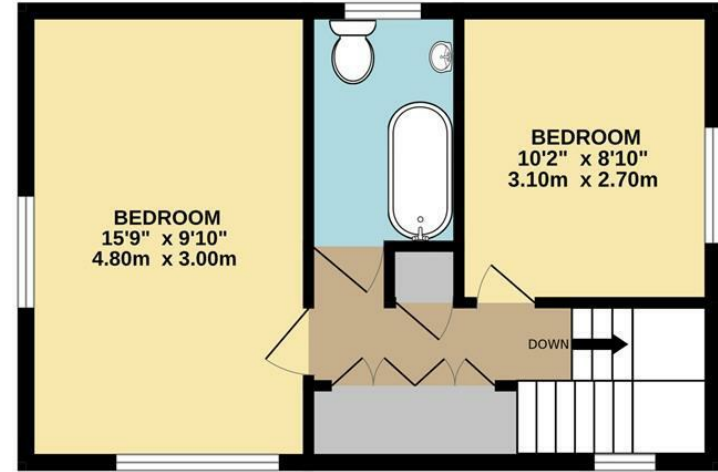
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GROUND FLOOR  
629 sq.ft. (58.5 sq.m.) approx.



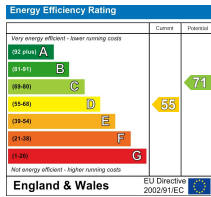
1ST FLOOR  
377 sq.ft. (35.0 sq.m.) approx.



TOTAL FLOOR AREA : 1006 sq.ft. (93.5 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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