



4 Sharkham Drive, Brixham, TQ5 9FU
Freehold House - Terraced
Asking Price £459,950

boycebrixham
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A beautifully presented, modern town house located in the popular Sharkham Village development, overlooking St Mary's beach. Perfectly suited for a family the property features a modern fitted kitchen/diner with built-in appliances, a spacious living room, and three double bedrooms, two with en-suite shower rooms and a family bathroom.

The internal accommodation offers spacious living areas, ideal for family living or entertaining guests. The property benefits from driveway parking for two vehicles, leading up to a single garage with a utility room behind.

Situated within the larger Sharkham Village development, the property enjoys easy access to the picturesque St Mary's beach and the stunning South West Coastal Path. The nearby bus service offers convenient connections to the town centre and neighbouring towns of Paignton and Torquay.

Primary and secondary schools are within close proximity, making it an ideal location for families. An internal viewing is highly recommended to fully appreciate the accommodation and lifestyle on offer in this desirable location.

Torbay Council building control approval ref number; 23.05216 for a single storey rear extension, located off the kitchen diner and giving direct access into the garden.

Agents Note
 Holiday letting not permitted
 First Port - Management company for Sharkham Village Service charge is circa £600 per annum.

Council Tax Band: D



- Sought after cul-de-sac location
- Modern kitchen/diner with built in appliances
- Three double bedrooms, two with en-suite showers
- Utility room and ground floor WC
- Above St Mary's Beach & the South West Coast Path
- Living room with balcony enjoying sea views
- Family bathroom
- Driveway parking for two vehicles and garage



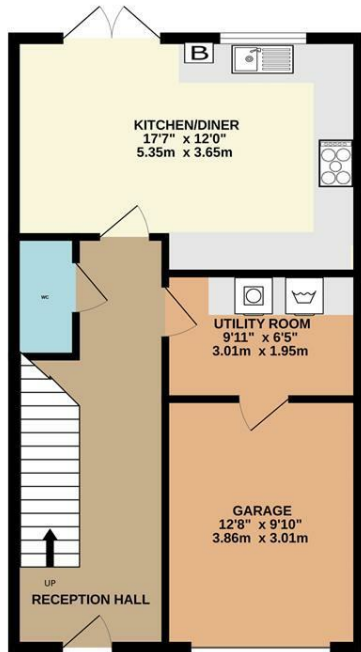
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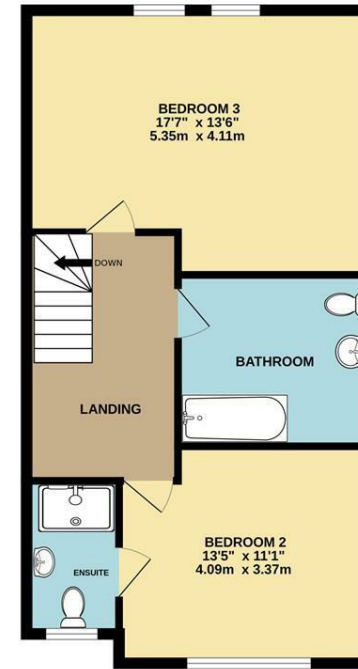
GROUND FLOOR
545 sq.ft. (50.7 sq.m.) approx.



1ST FLOOR
538 sq.ft. (50.0 sq.m.) approx.



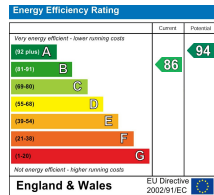
2ND FLOOR
577 sq.ft. (53.6 sq.m.) approx.



TOTAL FLOOR AREA: 1661 sq.ft. (154.3 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



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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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