



16 Langley Avenue, Brixham, Devon, TQ5 9JF  
Freehold House - Detached  
Asking Price £575,000

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

A great opportunity to purchase a seamlessly extended executive family home in one of Brixham's most preferred residential areas. A tree-lined, central and convenient location with many amenities within walking distance. Access in and out of Brixham is quick and direct via Cudhill Road and New Road. The town centre and waterfront can be accessed via Parkham Lane which is approximately half a mile away, with a plethora of shops, bars and restaurants and unique harbour atmosphere.

The property itself opens into a beautiful entrance hall, leading off to the principal living accommodation. There is a light and bright spacious living room to the left, which is very well presented and a super space to relax. Central to the ground floor is the spectacular kitchen, a real 'hub' of the home which is well equipped with ample storage and high quality Neff appliances. Off the kitchen to the right is a handy utility room, which is styled consistently with the kitchen and provides access to the rear garden. There is also a downstairs WC and courtesy access to the garage. To the left of the kitchen and adjoining the living room through french doors is the open dining room, which flows into a superb vaulted conservatory - well constructed and overlooking the rear garden.

Upstairs, there are four well presented and light-and-bright bedrooms, three excellent double bedrooms and a fourth, single bedroom, which is currently utilised as a spacious home office. The master bedroom enjoys a pleasant outlooks and boasts a well proportioned en-suite shower room. The rest of the first floor is serviced by a characterful family bathroom.

Outside to the front, there is ample parking on the open block-paviour driveway and a pretty frontage which is laid to lawn and flanked by some well established borders. To the rear is a very private and manageable back garden, with patio area for BBQ's and al-fresco dining, which is great for entertaining, a good sized lawn, a useful garden shed and a beautiful pergola area in the corner, which is lovely spot to relax in with a book!

This is a beautifully presented and well maintained high quality and spacious family home in a exclusive and highly-regarded residential location in Brixham, and we are pleased to offer it to the market with NO ONWARD CHAIN.

**Council Tax Band: E**



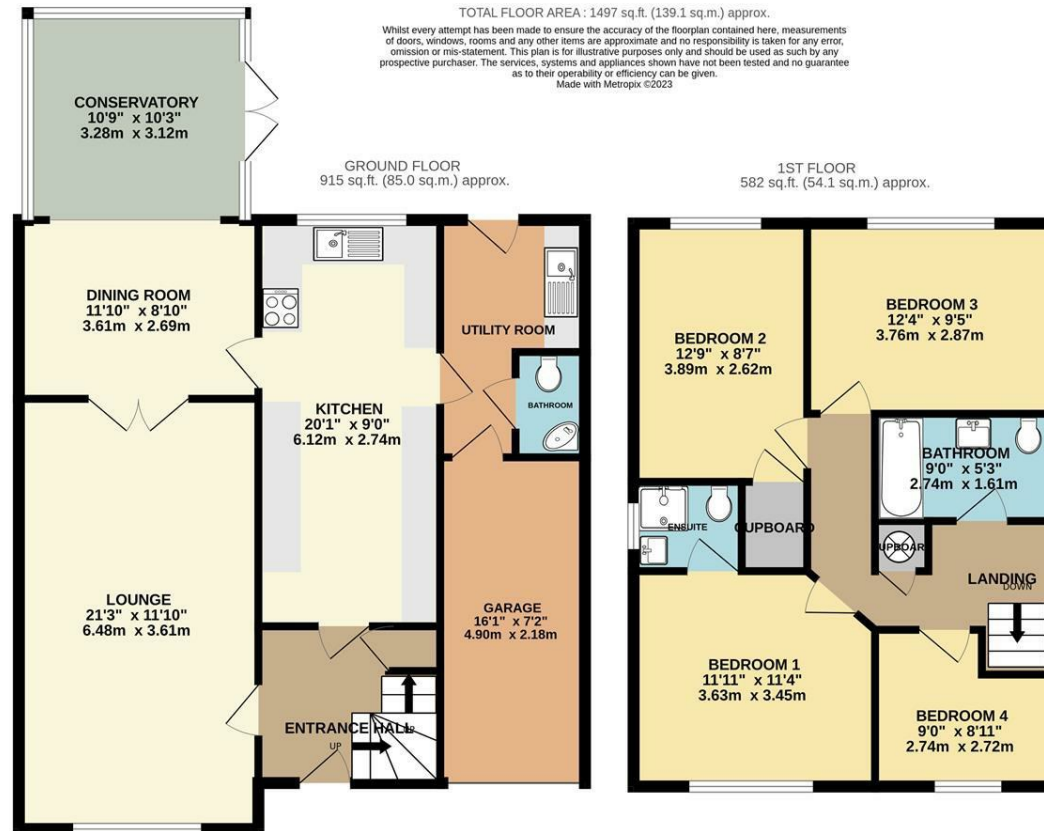
- Four Bedroom Detached House
- Stunning Presentation Throughout
- Versatile Living Accommodation
- Sunny & Private Rear Garden

- Set In An Exclusive Residential Location
- Ample Driveway Parking + Garage
- Close To Town & Harbour Areas
- Offered With No Onward Chain

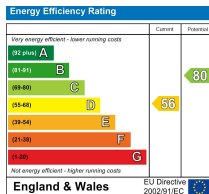


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Current EPC Rating: D



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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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