



boycebrixham

1 Wayside Close, Copythorne, Brixham, Devon, TQ5 8PZ
Freehold House - Detached
Asking Price £475,000

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email property@ljboyce.co.uk call 01803 852736

A spacious detached 4-bedroom home tucked away on the rural fringe of Brixham. Situated at the end of a small desirable cul-de-sac, within one mile from the town centre and water's edge. The house is an individual property with architectural features such as the ground floor stone facade and steeply pitched roof.

The house benefits from uPVC double glazing throughout and many other internal updates, including a modern Baxi combi boiler creating a very warming and homely feel - a real family home! The property is extremely light and bright and boasts a well-proportioned rear garden and patio.

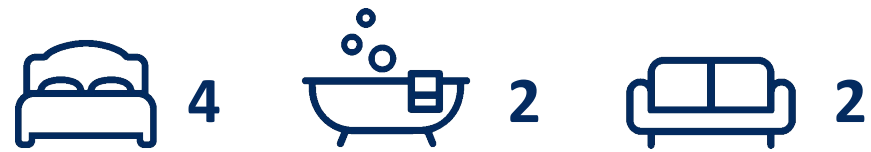
Located just over a mile from the Harbour and main Town Centre, there is a bus service available if required. Access in and out of Brixham is quick and direct. Within a couple of miles are many beautiful coastal and country walks, including Churston Woods through Fishcombe Cove and the Battery Gardens overlooking Brixham Harbour.

The accommodation offers great flexibility for families or those looking to retire to the area, with ample space for visitors. A front porch opens into a large entrance hallway, with a very useful downstairs WC and under stairs storage space. The long living room can be found to the left, a generously-sized room with ample space for a larger family. The central fireplace offers a great focal point, and the pretty circular windows add to the character.

The kitchen is situated at the rear, a good-sized room with ample space for a dining table and enjoying lots of natural light from its dual aspect. On the ground floor, there is a useful garden room, ideal for extra storage and a good space for a home office or gym.

On the first floor, you can find 4 bedrooms, a family bathroom with both a bath and shower cubicle, and the main bedroom has its own ensuite shower room. Outside to the front there is ample off street parking and a single detached garage.

Council Tax Band: E



- Tucked Away on the Rural Edge of Town
- Convenient Location Less than 1 Mile from Town
- Generously Proportioned with Large Kitchen/Diner
- Open Views With Some Distant Sea Views
- Sunny and Enclosed Rear Garden & Patio
- Parking on Driveway for 4+ Cars & Garage
- Gas Central Heating and PVC-u Double Glazing
- Individual 4 Bed Detached Home

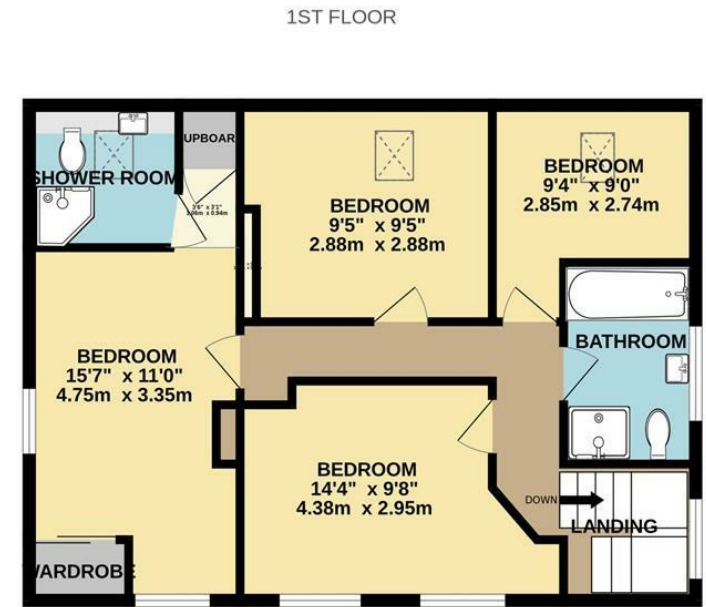
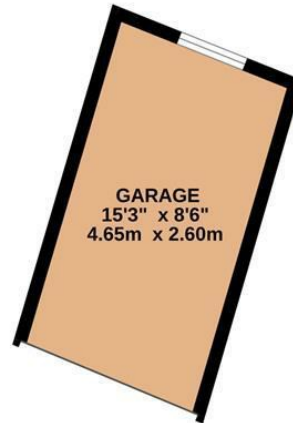


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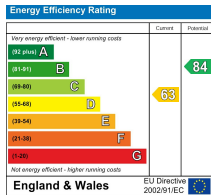


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Current EPC Rating: D



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