



Sea Breeze, 27a Wall Park Road, Brixham, TQ5 9UE
Freehold House
£375,000

boycebrixham
email property@ljboyce.co.uk call 01803 852736

Situated in the highly sought after Wall Park Road area of Brixham on the ever popular Berry Head side of the town, famed for its easy level reach to the magnificent South West Coastal path enjoying some of the most dramatic coastal scenery in the whole country. The location affords easy access to both the town and marina all within easy walking distance and the house is located in one of the best school catchment areas.

'Sea Breeze' was constructed around 10 years ago, and the accommodation on offer is well considered and spacious. The whole enjoys a good flow and the open plan kitchen/diner to the rear of the property makes for a super sociable space - perfect for family living. The property is entered into central hallway giving access to all the principal ground floor rooms including a good sized living room to the left with double doors into the kitchen diner, really opening the ground floor up, and a separate downstairs WC conveniently servicing the downstairs. There is a separate courtesy door from the kitchen out to the side, and some lovely french doors opening out to the rear garden from the dining area.

Upstairs on the first floor, there are three good sized double bedrooms and a spacious family bathroom. All rooms are well presented, although would benefit from a general freshen up throughout. The second floor is home to the master bedroom, with feature apex window enjoying some sea views over Tor Bay to the front and two velux windows to the rear looking South. There is a handy ensuite shower room central to the master bedroom.

Outside, to the front through the gate, there is a good size frontage with a Torbay Palm and side access around the property. The two parking spaces are located around rear of the property down the side lane, however, there is scope to create parking to the front and thereby further enhancing the size of the existing rear garden. The rear garden is a very private space, and with the Southerly aspect is a real sun trap.

We are delighted to offer this super family home to the market with NO ONWARD CHAIN and internal viewing is highly recommended to appreciate all that's on offer.

Council Tax Band: D



- Four Bedroom Detached House
- Parking For Two Cars
- Some Scope For Improvement
- Four Double Bedrooms

- Desirable Brixham Location
- South-Facing Rear Garden
- Open Plan Kitchen Diner
- Offered With No Onward Chain



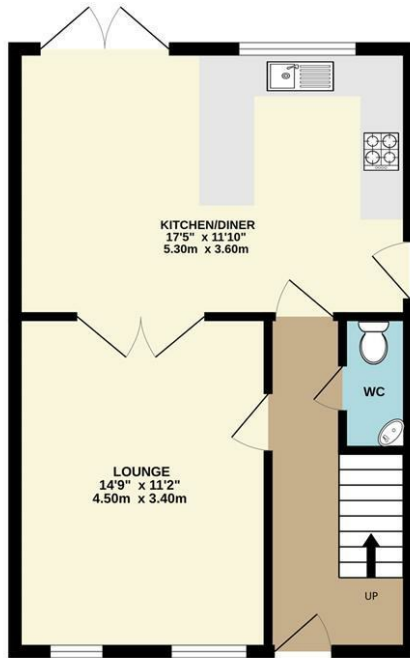
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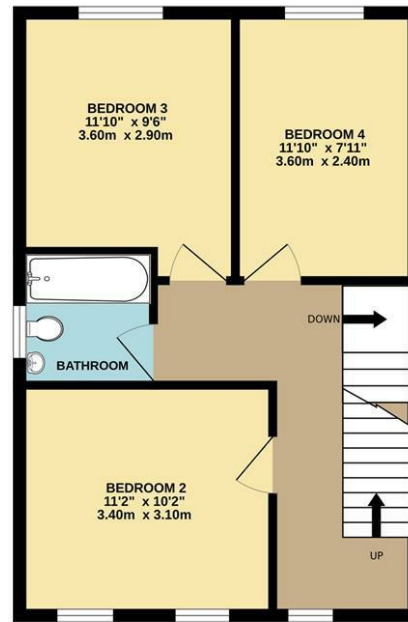


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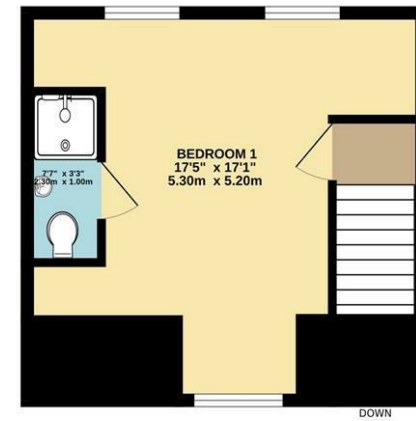
GROUND FLOOR
462 sq.ft. (42.9 sq.m.) approx.



1ST FLOOR
462 sq.ft. (42.9 sq.m.) approx.



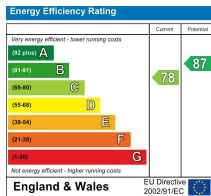
2ND FLOOR
254 sq.ft. (23.6 sq.m.) approx.



TOTAL FLOOR AREA : 1179 sq.ft. (109.5 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: C



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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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