



13 Gillard Road, Brixham, Devon, TQ5 9EG  
Freehold House - Detached  
£725,000

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Available for the first time in over twenty years, Number 13 Gillard Road is a substantial, five double bedroom detached family house, occupying one of the widest plots on the road and enjoying spacious, well presented living accommodation throughout. With open and versatile South-facing rear gardens, an extra-large integral garage and plenty of off road parking.

From the property it is only a short walk to amenities, including Brixham Rugby Club (great social centre), Admiral indoor swimming pool, Brixham C of E Primary School and Brixham Community College with leisure centre. There is a local Co-op store nearby on Great Rea Road. Within a mile radius are many lovely coastal walks including Berry Head Country Park, the Breakwater, Shoalstone Pool, Sharkham Point and St Mary's Bay.

To the front aspect, there are driveways to either side of the property allowing for plenty of off-road parking and potential for a in/out driveway. The up-and-over garage door gives access to the long (\_\_\_) garage with integral access inside the house and to the rear garden. Inside, this well loved home offers very light and bright, super spacious living accommodation with a particularly large kitchen diner spanning the rear of the property and which is equipped heaps of cupboard and worktop space, including a lovely central island. Plenty of glazing brings in lots of light from the South and opens out to the patio deck at the top of the garden. French doors from the dining area of the kitchen/diner lead through to a very large family living room. Well presented with fresh decor or new carpets, there is a feature wood burner central to the room and a pretty aspect over the front. A side porch to the side of the house makes for a versatile space, or as an entrance hall, as currently utilised by our vendors.



- Substantial Detached Family Home
- Generous Room Proportions Throughout
- Close To The Town & Harbour Areas
- Very Sunny Large South Facing Rear Garden
- Located On A Highly Regarded Road
- Large Garage, Ample Off Road Parking
- Five Well Presented Double Bedrooms
- Recently Refreshed & Reconfigured Internally



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A light-and-bright staircase leads to a recently reconfigured landing space leading off to four, excellent sized double bedrooms, the family bathroom and the stairs leading up the recently converted loft space. Bedroom 1 (with and ensuite shower room) and Bedroom 2 both offer lovely open aspects, South, over the rear garden and taking in some lovely Devon scenery. Bedroom 3 overlooks the front, over Gillard Road. The top of the house is home to a recently finished addition - a showstopping loft space (Bedroom 5) which is incredibly light and bright and takes in a magnificent views through some impressive velux windows to the rear aspect. The large (over 25m<sup>2</sup>) room would make for an stunning master bedroom (with scope for an ensuite in the eaves storage space) or possibly for an additional living space - a quiet space away from the rest of the house - the night skies would be particularly stunning from up here too!

Outside to the rear, a sturdy concrete block & beam patio is laid off the kitchen diner. A large, open deck which is perfect for BBQing and entertaining in the warmer months, is bathed in sunlight and is low maintenance all year round. There is a tiled level below, leading down to a large, mixed area of garden, with spacious lawned areas, some well established shrubs, a storage shed, summer house and even a child's 'den', all benefitting for the quiet location and super-sunny South facing aspect.

The property benefits from gas central heating and double glazed windows throughout. We are delighted to offer the FREEHOLD and would HIGHLY RECOMMEND booking an internal viewing to appreciate all on offer in this hugely impressive family home.



**Council Tax Band: E**



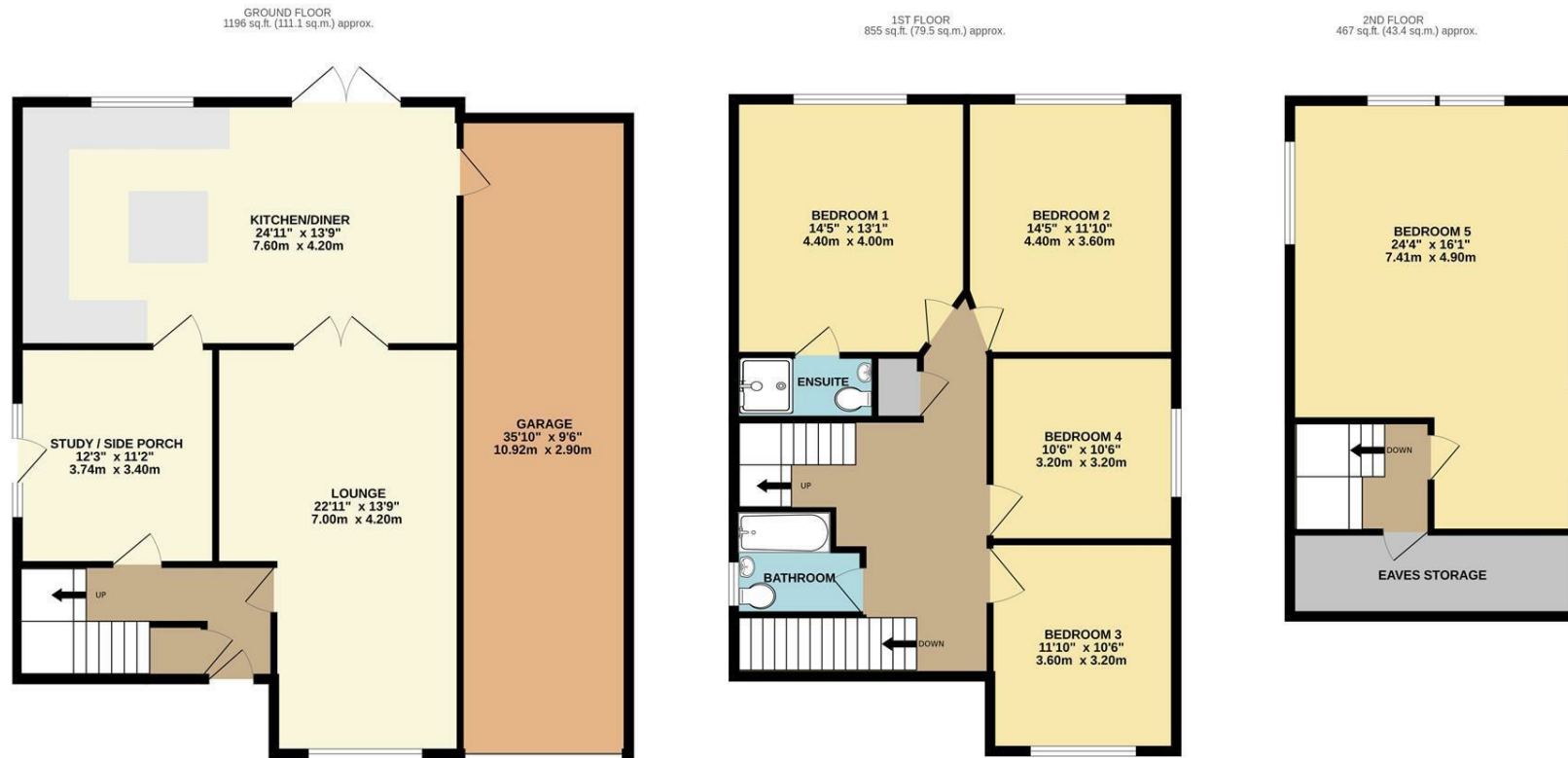
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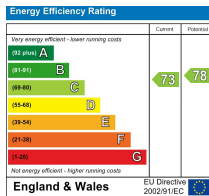
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TOTAL FLOOR AREA : 2518 sq.ft. (233.9 sq.m.) approx.

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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