



5 Burton Place, Brixham, Devon, TQ5 9JD  
Freehold House - Semi-Detached  
Asking Price £296,500

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A beautifully finished and looked-after home which has been extended over the years to provide an excellent sized family property with good sized living spaces, a large kitchen, 3 decent bedrooms, a family bathroom, and an additional shower room. The property has recently been fully redecorated throughout, offering a lovely ready-to-move-into family home.

On the ground floor, you enter the property into a spacious hallway giving access to the first floor with a useful under stairs storage cupboard, the kitchen, and living room. The living room is an excellent size, overlooking the pretty front lawn garden and enjoying a central focal point with the fireplace. The living room has been extended, creating a proper dining area that enjoys direct access into the garden and is adjacent to the kitchen. The kitchen is also an excellent size, making this an ideal property size wise to entertain or accommodate the whole family.

On the first floor, you can find a spacious landing leading to 3 good sized bedrooms that will all take a double bed. There is a smart modern shower room and a family bathroom. The main bedroom benefits from lots of built-in storage, airing cupboard housing Glow worm ultracom 18 sxi boiler and factory lagged hot water tank. The third bedroom also has access to a built-in cupboard. The three good-sized bedrooms are hard to find in a property of this type, where the traditional layout normally only offers two doubles and a third box room.

The driveway is a good size, accessed off the quiet lane and leads to an excellent sized garage with a very handy utility area beyond. The garage dimensions are a good foot wider and longer than the average, and there is natural light from the window to the rear and a door opening into the rear garden. The garage also enjoys extra head height, making this a useful space for canoes or paddle boards, etc.

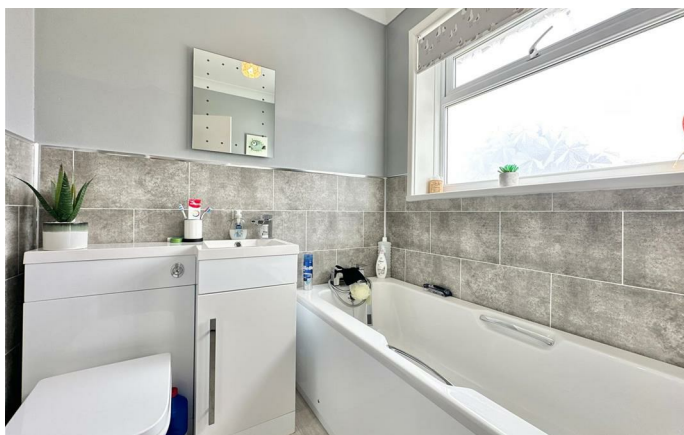
The location is perfect for those seeking a central yet tucked-away position. Access into the town centre is short and direct, with the harbour and water's edge all within a 10 minute walk. There is a park perfect for children and dog walking alike situated at the top of the adjacent Hillside Road. From the property you can easily walk to nearby Eden Park Primary and Nursery School, with Brixham College also within walking distance offering education up to and including sixth form.

**Council Tax Band: C**



- 3 Good Size Bedrooms
- Excellent Size Lounge, Sep Dining Room
- Double Width Driveway & Large Garage
- Secure & South West Facing At Rear

- Family Bathroom & Shower Room
- Good Size Extended Kitchen
- Easy Low Maintenance Gardens
- Extended Semi Detached Home



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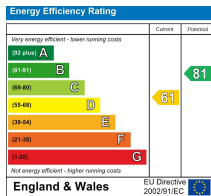
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Total area: approx. 101.6 sq. metres (1094.0 sq. feet)

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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