



18 Leader Close, Brixham, TQ5 9FQ
Freehold House - Semi-Detached
Asking Price £425,000

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email property@ljboyce.co.uk call 01803 852736

A three bedroom, three storey Acton design semi-detached home situated in the picture-postcard harbour town of Brixham on the South Devon coast. Steeped in maritime history and surrounded by stunning countryside and limestone cliffs that dramatically tumble down to the sea, the town boasts an excellent range of modern family-friendly facilities yet retains its delightful old-world charm. Berry Head Park's convenient location makes it the perfect location for families with children of all ages and nature lovers alike. Situated in the catchment area of Brixham C of E Primary school which is just a ten minute walk away.

The property has a wonderful size kitchen/diner with utility and cloakroom off. There is also level access to the rear garden via French doors. The living room has plenty of space to accommodate the whole family and has doors leading straight through into the kitchen. There is also a good size separate utility with a WC just beyond.

On the first floor there are two excellent size double bedrooms along with a family bathroom with a separate shower cubicle as well as a bath. The master bedroom occupies the whole of the second floor and benefits from good storage and wardrobe space. There is also a dressing area and well appointed en-suite.

Outside there is off road parking on the driveway to the rear of the property. This leads to a pitched roof single good size garage. The rear garden has two patio areas which are ideal for al fresco dining. The rest of the garden is level and laid to lawn with a fenced surround - a blank canvas for keen gardeners and secure for pets and children alike.

Overall this property offers everything you need in terms of size, outside space and location. A perfect family home - 8 years old with the remainder of a 10 year NHBC guarantee.

There is an annual service charge of circa £250.00 per annum to cover the upkeep of the communal areas.

Council Tax Band: D



- Semi-Detached House - Acton design
- Family bathroom & en suite
- Coastal walks on the doorstep
- Recently fully redecorated and new carpets
- 3 double bedrooms
- Highly sought after Berry Head area
- Level secure garden
- Chain Free



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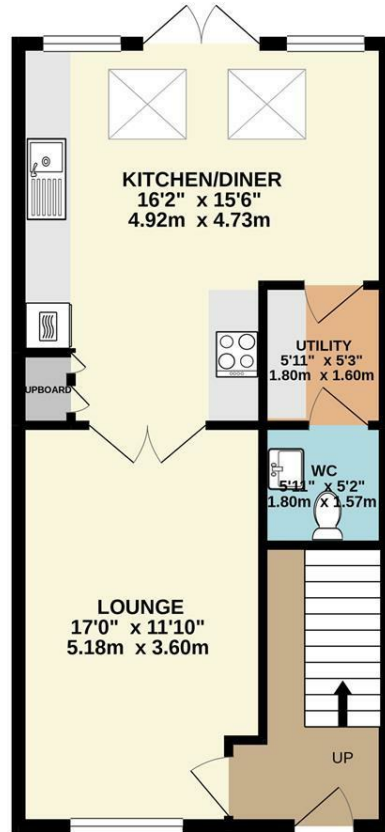
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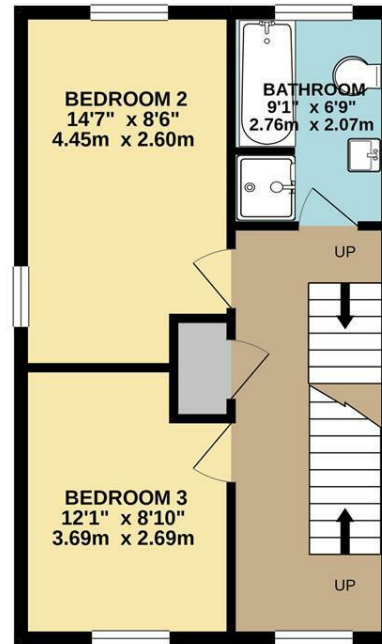
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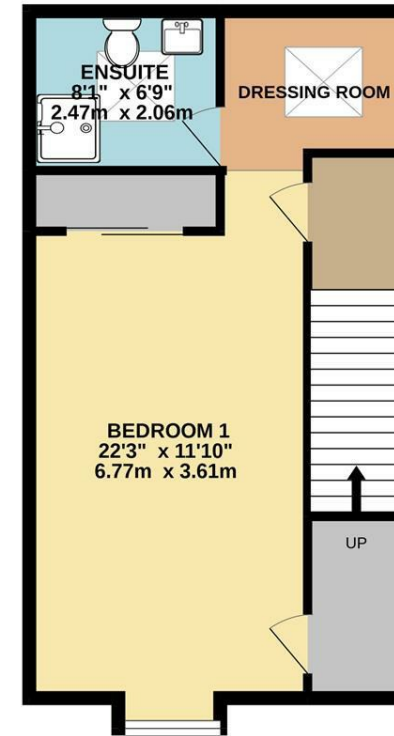
GROUND FLOOR



1ST FLOOR

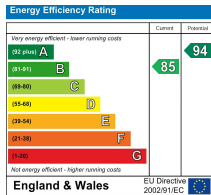


2ND FLOOR



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Current EPC Rating: B



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