



42 Maple Road, Higher Brixham, Brixham, Devon, TQ5 0DG
Freehold House - Semi-Detached
Offers Over £245,000

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

Situated in a desirable and quiet residential cul-de-sac is this generous 3 bed semi detached family home. The plot enjoys lovely open panoramic views across Higher Brixham on one side and towards the countryside at the front. Access into the town is easy and direct with the added benefit of a bus service to hand if required. At nearby Summercourt Way there are a range of useful shops including a convenience store, fish and chip shop and a veterinary surgery. Heading towards the town centre is the lovely hamlet of St Mary's Square with more amenities including a sub post office, various eateries and hairdressing salon.

The property itself is a generous sized, light and bright three bedroom semi-detached house and is certainly larger in terms of living areas than most similar style properties. The accommodation is perfectly laid out for entertaining or families alike with an open plan kitchen diner and a large separate lounge to relax, which again is light and bright. Upstairs the property doesn't fail to impress with its 3 good bedrooms, (2 decent doubles and a large single) which all enjoy pleasant outlooks, especially to the rear.

Outside, there is a low maintenance frontage with some steps down to the front door, and driveway parking in front of the large garage (with up-and-over door, light and power). To the rear is a super sunny garden, mostly laid to lawn gently sloping away from the property towards Chestnut and taking in a wonderful open vista. As well as a useful storage shed, there is a patio area off the property for BBQing and dining outside.



- Three Good Size Bedrooms
- Impressive Open Plan Kitchen Diner
- Easy Low Maintenance Front & Rear Gardens
- Quiet Residential Cul-De-Sac
- Light And Bright Throughout
- Generous Sized Living Room
- Off Road Parking & Garage
- Good Size Semi Detached Family Home



Council Tax Band: C



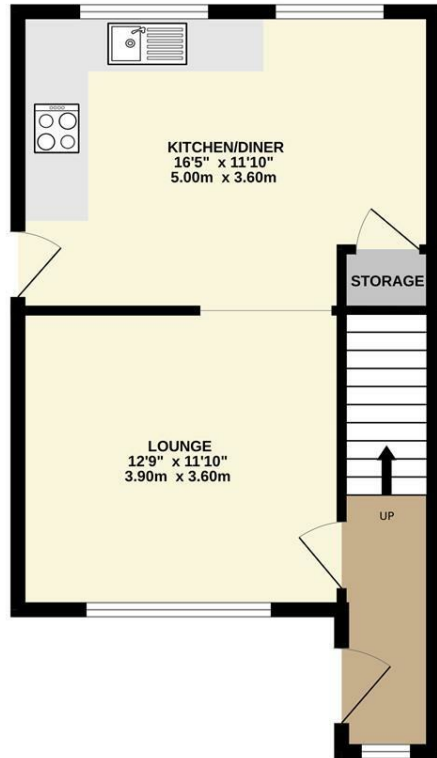
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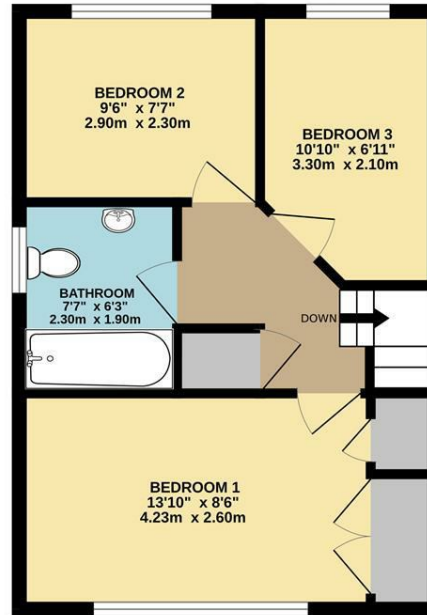


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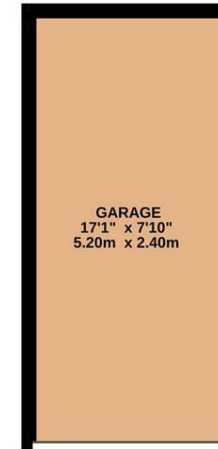
GROUND FLOOR
408 sq.ft. (37.9 sq.m.) approx.



1ST FLOOR
387 sq.ft. (35.7 sq.m.) approx.



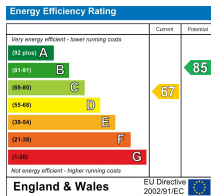
OUTSIDE
134 sq.ft. (12.5 sq.m.) approx.



TOTAL FLOOR AREA : 929 sq.ft. (86.3 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: D



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