



51 Alma Road, Brixham, TQ5 8QR
Freehold House - Detached
£350,000

boycebrixham
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Alma Road is a popular residential cul-de-sac situated just behind Furzeham Green, offering a level location ideal for those seeking proximity to all that Brixham has to offer in a tranquil setting. The area provides easy access to the South West Coastal Path and the picturesque cove at Fishcombe, surrounded by charming woodland. It's also sought after by families due to its proximity to schools, with the renowned Furzeham primary school just a level 5-minute walk away.

The property itself boasts several surprising features not immediately evident from the exterior, making an internal viewing essential. Upon entering the property, an entrance porch leads to a downstairs WC, with the inner hallway to the right. The spacious living room is located on the left side of the building, offering ample space for both lounge and dining room furniture, with convenient access to the sheltered patio area at the rear.

On the right side of the building, a large dining room leads to an expansive kitchen, which was an extension to the rear of the property, providing a generous second reception room and a larger-than-average kitchen. The kitchen is modern and ready for use. Adjacent to the kitchen is a versatile fourth bedroom or home office/study. Integral access to the garage, which is a spacious single, is also available, featuring a large mezzanine space above, ideal for storage or as a workshop.

The first floor comprises a spacious landing leading to three bedrooms, two of which have built-in wardrobes. The family bathroom is situated towards the rear of the property, with a loft hatch providing access to the loft.

Outside, the front of the property features a driveway leading to the garage and a lawn area. There is also a second hardstanding which provides an additional parking space. The rear garden includes a patio area, perfect for al fresco dining, adjacent to the kitchen and lounge. Steps lead to an extensive level lawn, enjoying a sunny southerly aspect.

The accommodation benefits from gas central heating and PVC-u double glazing. The property is being offered for sale chain-free. An internal viewing is essential to fully appreciate all that this property has to offer.

Council Tax Band: D



- Deceptively Spacious Family Home
- 2 Excellent Size Living Rooms
- Extended To Rear
- Quiet Cul De Sac Location

- 3/4 Beds
- Modern Kitchen
- Large Southerly Rear Garden
- Chain Free



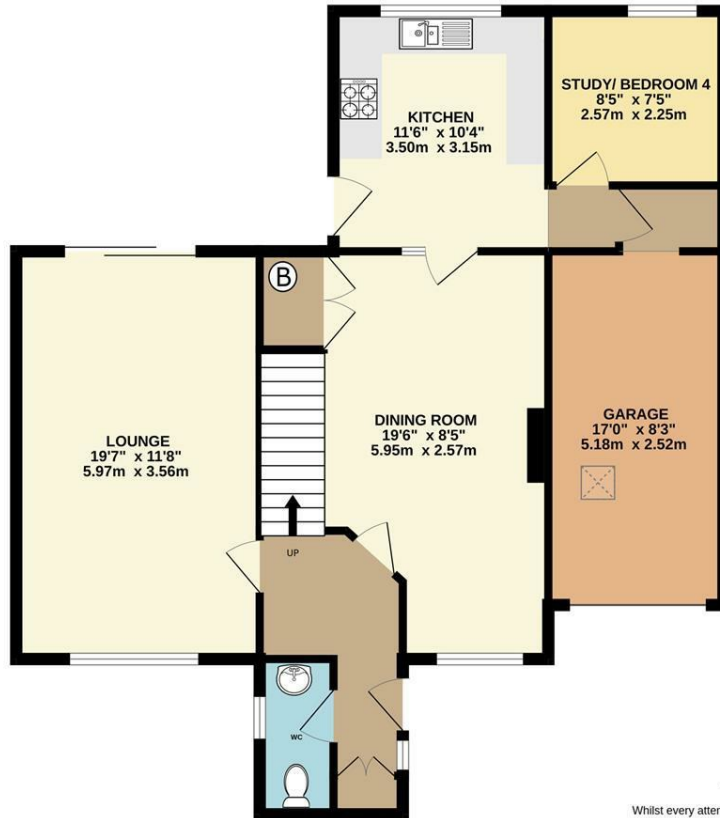
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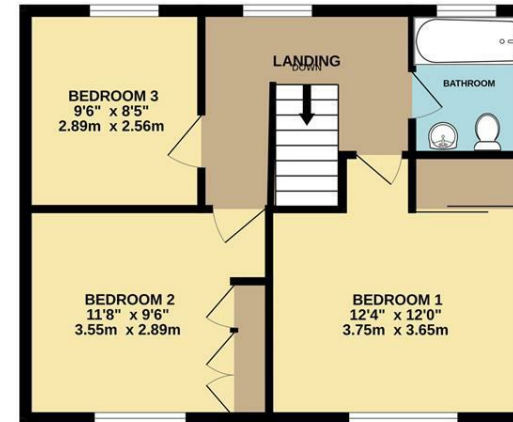


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GROUND FLOOR
901 sq.ft. (83.7 sq.m.) approx.



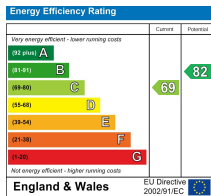
1ST FLOOR
465 sq.ft. (43.2 sq.m.) approx.



TOTAL FLOOR AREA : 1367 sq.ft. (127.0 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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