



17 Southdown Avenue, Brixham, TQ5 0AP  
Freehold Bungalow - Semi Detached  
£375,000

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A hugely deceptive extended semi detached bungalow located in a favoured residential area with FIVE DOUBLE BEDROOMS and ample living space. The property is located on the rural fringe of Brixham with all the conveniences of town life close by, yet with the added benefit of being located near to the breathtaking coastal and countryside walks connecting St Marys Bay and Mansands Beach.

The hamlet of St Marys Square is only a brief 10 minute walk away with sub post office, eateries, convenience store and a local pub too. Eden Park Primary school is just beyond along with St Mary's Park making this a very family friendly area.

The property benefits from a good driveway and low maintenance frontage with ample parking for 2+ cars. The end of the drive offers sturdy, gated access to the garage and rear. Upon entering the property you are greeted with a hallway which is laid to good quality solid oak flooring and gives access to the principal ground floor rooms. As you walk through, there are two excellent size double bedrooms (one of which is currently utilised as a home office), smart family bathroom, a lovely large, light-and-bright living room, overlooking the front of the property and to the rear - a very social and well proportioned kitchen/dining room. The extended kitchen area is equipped with a good quality fitted kitchen offering plenty of cupboard storage and inset gas hob with oven beneath. Plenty of natural light coming from the skylight above.

Upstairs, the property continues to impress with three further double bedrooms within a full size dormer conversion. The master bedroom is a particularly large double bedroom with floor-to-ceiling window and a big built-in wardrobe. There is a spacious and smartly presented ensuite shower room beyond. The other two bedrooms are both doubles, both are again well presented and being to the front of the property, offer lovely open views towards Torbay.

Outside to the rear, there is a very low maintenance South West facing rear garden which is mostly laid to quality timber deck with a large, covered area to the rear with a sunken hot tub - a super space for socialising and scope for which to improve upon. The garage is an extra large block-built space with up-and-over door, side window and light/power.

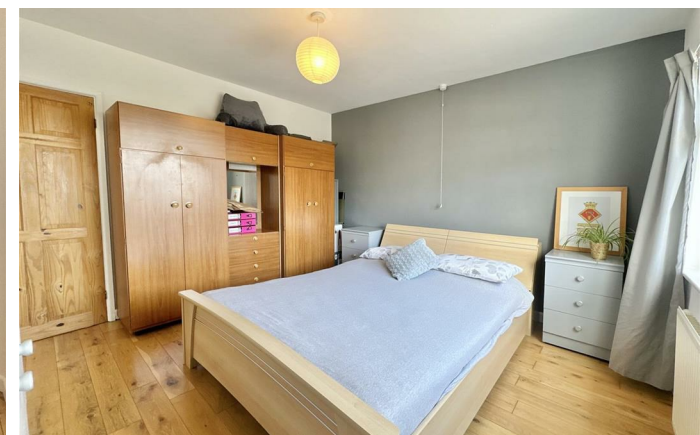
The property benefits from UPVC double glazing throughout and a gas central heating system, powered by a Worcester combination boiler located in the kitchen. This spacious family home should be viewed to appreciate all the great accommodation on offer.

**Council Tax Band: C**



- Extended Semi Detached Dormer Bungalow
- Spacious Kitchen Diner
- With Ample Off Road Parking
- Deceptive From A Roadside Glance

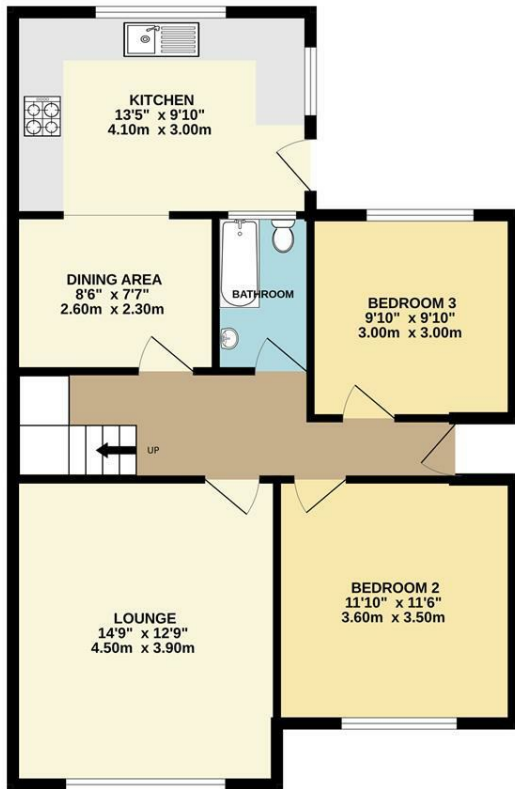
- Five(!) Double Bedrooms
- A Light-And-Bright Home
- Extra-Large Garage (Light & Power)
- Popular Residential Location



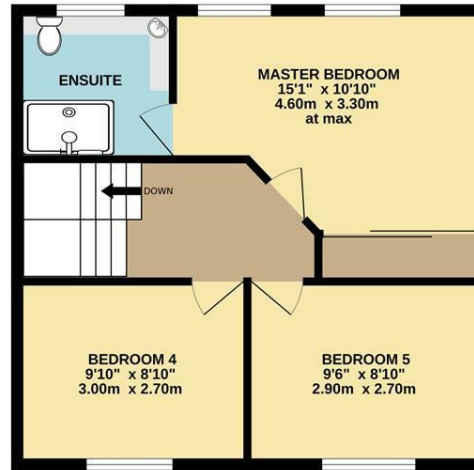


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GROUND FLOOR  
768 sq.ft. (71.4 sq.m.) approx.



1ST FLOOR  
498 sq.ft. (46.2 sq.m.) approx.



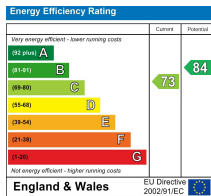
OUTSIDE  
252 sq.ft. (23.4 sq.m.) approx.



TOTAL FLOOR AREA : 1518 sq.ft. (141.0 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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