



41 Elm Road, Brixham, TQ5 0DH  
Freehold House  
£280,000

**boyce**brixham  
email [property@ljboyce.co.uk](mailto:property@ljboyce.co.uk) call 01803 852736

Available now for the first time since new, is this fantastic three bedroom town house situated in the popular residential location of Higher Brixham. This house is a perfect family home and a great buy-to-let investment. The property is very easy, low maintenance and benefits from gas central heating (serviced via a modern combi-boiler located in the garage) and UPVC double glazed windows throughout.

Internally, the property is presented in immaculate, as new condition with the scope for a new owner to add their own style to a largely unchanged decor. With a good sized and modern kitchen diner, a light and bright living room which takes in a beautiful vista South. On the second floor there are three decent sized bedrooms including two large doubles and single, which are all serviced by a smart and generously sized family bathroom. The ground floor boasts a spacious cloakroom with wc and understairs storage, as well as integral access to the excellent garage/workshop (which some on the road have incorporated into the property as additional accommodation) with light, power and plumbing.

To the front of the property, there is driveway parking to the side and a big garage with up-and-over door. The rear garden is an excellent private space comprises a raised terrace garden boasting a private and sheltered patio area off of the kitchen/diner, and two further versatile spaces above ( with lights and a power supply - ideal for BBQ's etc), which are beautifully landscaped and laid to low-maintenance timber and enjoy plenty of sunlight and the big views.

The property is situated within easy reach of a good size park at St Mary's, St Mary's Bay and its sandy beach and breathtaking coastal walks. Access to the town is very easy with a bus service nearby at Chestnut Drive and there is a range of local Primary Schools close to hand for families. Within St Mary's itself there is a useful Spar convenience store (with sub Post Office), hairdressers, laundrette, pub, restaurant and takeaways.

CHAIN FREE

**Council Tax Band: C**



- Three Bedroom Semi Detached House
- Popular Residential Location
- Large Garage With Integral Access
- Well Presented With Further Scope

- Enjoying Excellent South-Facing Views
- Family Bathroom & Downstairs WC
- Beautifully Landscaped Gardens
- Offered With No Onward Chain



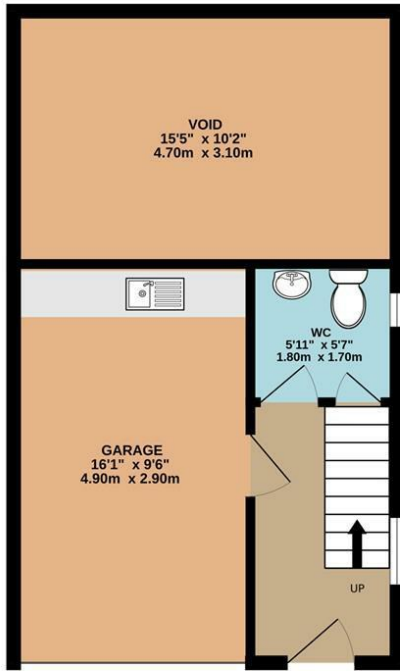
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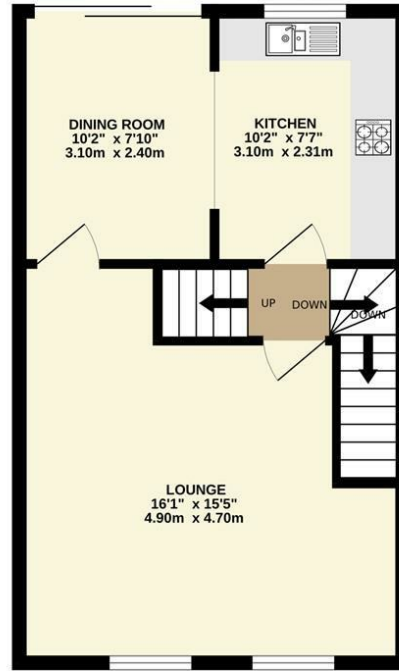


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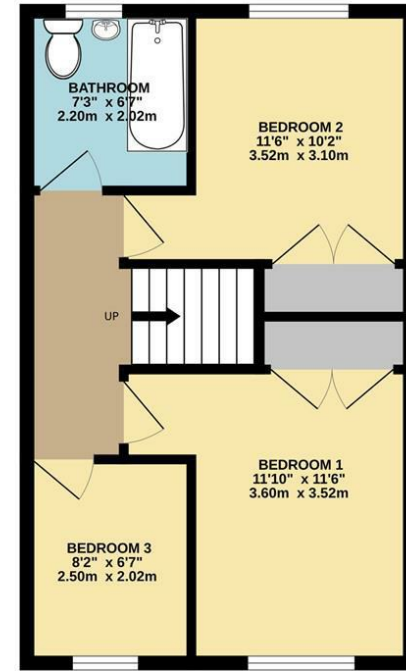
GROUND FLOOR  
405 sq.ft. (37.6 sq.m.) approx.



1ST FLOOR  
405 sq.ft. (37.6 sq.m.) approx.



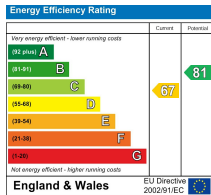
2ND FLOOR  
405 sq.ft. (37.6 sq.m.) approx.



TOTAL FLOOR AREA : 1215 sq.ft. (112.9 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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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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