



17 Penn Meadows Close, Brixham, Devon, TQ5 9PS  
Freehold House - Detached  
£650,000

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Situated in a desirable private cul-de-sac, this newer detached house offers generous accommodation and is impeccably presented throughout. Constructed by the renowned Cavanna Homes in 2004, this property stands out as one of just twenty in this leafy enclave. Bathed in natural light, the house boasts a delightful garden, a rarity among modern homes, providing ample space for outdoor enjoyment and relaxation.

Strategically located to enjoy the best of Brixham's amenities, the property is merely three quarters of a mile away from the waterfront and bustling harbour areas. Even closer are essential facilities such as Brixham's Indoor Swimming Pool, Rugby Club, Leisure Centre, and The Community College. With a convenient bus service to the town centre nearby, residents have easy access to all necessities.

Within a mile radius, residents can explore numerous beautiful coastal walks, including the renowned Berry Head Country Park, famed for its breathtaking coastal vistas and cliff-top pathways. This prime location offers the perfect blend of convenience and natural beauty, ideal for those seeking an active lifestyle or serene retreat.

Meticulously maintained the property boasts a spacious conservatory overlooking the rear gardens, adding a touch of elegance to the living space. With the added comforts of gas central heating and PVC-u double glazing throughout, residents enjoy year-round comfort and energy efficiency.

The ground floor layout seamlessly flows from the sunny lounge to the dining room, with French doors leading to the conservatory, creating a harmonious link between indoor and outdoor spaces. A study and decent-sized utility room off the spacious kitchen cater to the practical needs of modern living.



- Newer Detached House in Private Cul-de-Sac
- Built by Reputable Cavanna Homes in 2004
- Nearby Amenities: Rugby Club and Leisure Centre
- Beautiful Coastal Walks Within a Mile Radius
- Immaculately Presented Throughout
- Three Quarters of a Mile to Brixham Waterfront
- Convenient Bus Service to Town Centre
- Gas Central Heating, Double Glazing



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Ascending to the first floor, residents are greeted by a spacious family bathroom complete with a shower cubicle, bath, WC, and sink unit. Four double bedrooms, two with built-in storage and en-suite shower rooms, offer ample space to accommodate a family or visiting guests.

Externally, the property boasts easy-to-maintain brick construction and PVC-u windows, making it an ideal choice for families or early retired couples seeking both space and a good-sized garden. Ample parking is available on a double-width driveway leading to two single garages side by side, enhancing convenience for residents.

The front garden exudes charm with its lawned area and mature shrubs, while the beautifully landscaped back garden features well-stocked flower borders and ample seating areas for al fresco dining. With no onward chain, this property presents an unmissable opportunity for discerning buyers seeking a spacious and meticulously maintained home in a desirable location. Internal viewing is strongly recommended to fully appreciate all that this chain-free property has to offer.



Council Tax Band: E



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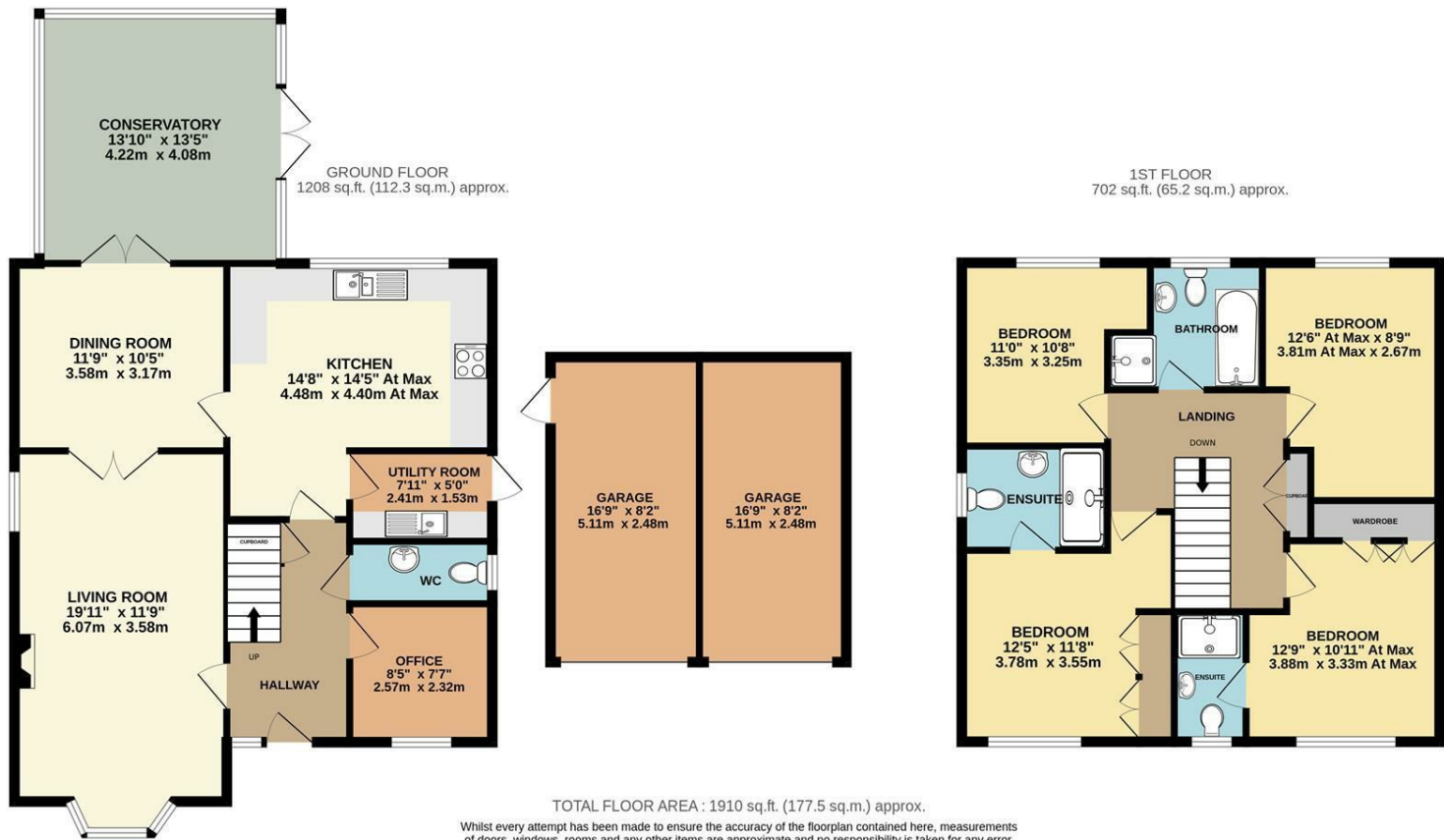




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TOTAL FLOOR AREA : 1910 sq.ft. (177.5 sq.m.) approx.

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C		76	85
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

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