



6 Polhearne Lane, Brixham, Devon, TQ5 9LE
Freehold House - Semi-Detached
£325,000

boycebrixham
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A stunning three bedroom semi-detached cottage located just off Horsepool Street and set just one-mile from the harbour and waterfront areas. There are very useful shops at the nearby St Mary's Square including a Spar with sub post office. St Mary's Church & Park are adjacent. Within a two mile radius are superb coastal walks, beaches and coves including Sharkham Point, Mansands, and Berry Head Country Park.

The property has recently undergone a full 'back to brick' renovation, essentially resulting in a brand new, high quality modern family home. Major works have included taking all internal walls back to the shell and replastering, along with new floors on the ground floor. Full electrical install, full gas central heating system (serviced by a modern combi-boiler), landscaped south-facing rear garden, brand new, high quality kitchen and family bathroom, the installation of a downstairs WC and utility cupboard (with plumbing for washing machine), fully re-rendered externally, new UPVC double glazing throughout and plenty more finishing touches!

The property opens into a generous 'landing area' with boot matting and space for coats etc, leading through to the large, open plan living/dining/kitchen area occupying most of the ground floor. The space is dual aspect and is very light-and-bright. There are characterful features alongside modern design, with the contemporary kitchen (with brand-new built in dishwasher, integrated fridge/freezer, oven and hob) and plenty of worktop and cupboard space. The living space is generously sized, has a central fireplace and a lovely outlook over the rear garden.

Upstairs, there are three good sized bedrooms, including two impressive doubles, both with original feature fireplaces and a further large single bedroom. The two rooms to the rear of the property offer exceptional 'green' outlooks, South over the rear garden towards the Devon hills. The first floor is serviced by a spacious family bathroom, complete with a large, bluetooth-enabled mirror.

Outside, the rear garden is a real treat - landscaped to provide a high-quality patio area from the back of the property, stepping down to a beautifully green and newly laid lawn. The views are open and very pretty, and with it's South-facing aspect, offers a very sunny, and private space all day long. New fencing provides a safe and enclosed garden, with a useful gravelled area tucked away - ideal for a garden shed if required. The back also allows access down to the cellar of the property. A dry, and spacious room (which will be fully plasterboarded), already fitted with electricity, spot-lighting, and plumbing for radiators etc, provides a very versatile space and would be perfect for so many uses!

Parking is permitted to the front and residents have an understanding between them, keeping free the space immediately in front of each dwelling for that owner. We are delighted to offer this exceptional property to market with NO ONWARD CHAIN and highly recommend booking a viewing!

Council Tax Band: C



- Stunning, Modern Family Home
- Full, High Quality Renovation
- Landscaped South Facing Rear Garden
- Parking Directly Outside

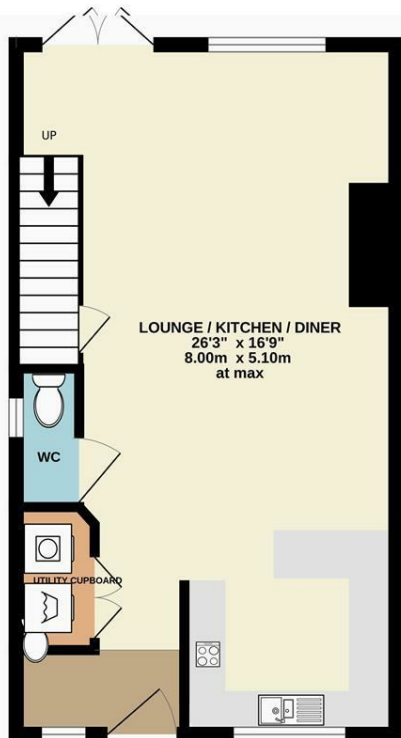
- Comprehensive List Of Works
- Offered With No Onward Chain
- Extremely Quiet Location
- Spacious Accommodation + Cellar



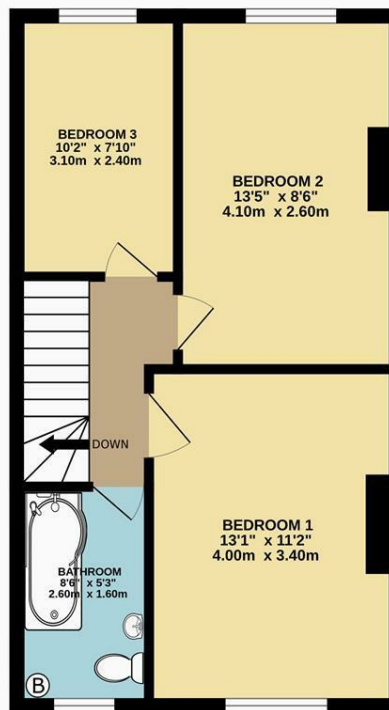


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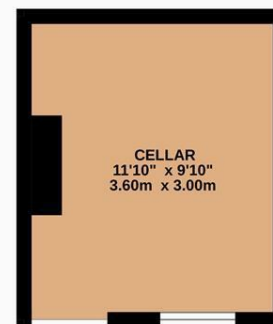
GROUND FLOOR
388 sq.ft. (36.0 sq.m.) approx.



1ST FLOOR
391 sq.ft. (36.3 sq.m.) approx.



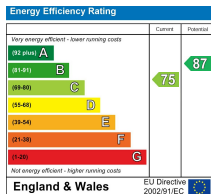
CELLAR
114 sq.ft. (10.6 sq.m.) approx.



TOTAL FLOOR AREA : 892 sq.ft. (82.9 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: 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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