



16 Summerlands Close, Summercombe, Brixham, Devon, TQ5 0EA
Freehold House
£295,000

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Situated in a desirable and quiet residential cul-de-sac is this generous 3 double bedroom mid-terrace home which offers large living areas compared to similar style properties. Access into the town is simple and direct (an approx 15-minute walk) with the added benefit of a bus service to hand if required. From the lounge area and upper floor rooms there is a very pleasant open outlook including distant sea views over the Bay, courtesy of the elevated position that the property affords.

1½ miles (an approx 15-minute walk) from the town centre, harbour and marina this home is also walking distance to nearby Summercourt Way with a range of useful shops including a convenience store, fish and chip shop and a veterinary surgery. Heading towards the town centre is the lovely hamlet of St Mary's with more amenities including a sub post office, eateries and, launderette & hairdressing salon.

The accommodation is perfectly laid out for entertaining or families alike - with an open plan lounge diner and decent size modern kitchen with smart new wood flooring. Upstairs, the property continues to impress with its 3 generous double bedrooms, family bathroom and separate WC. Altogether well balanced with lots of built in storage on both the first and ground floor. Outside, there are good size, easy low maintenance front and rear gardens, off road parking and a particularly good sized garage. There is also the benefit of an access gate in the rear garden leading out to Cotmore Close behind. The property is well suited to first time buyers, young families looking for space, or down-sizers who do not wish to compromise. It would also make for an excellent buy-to-let investment, with a projected rental income of around £1100 per calendar month.

The house is light and bright and has PVCu double glazing and modern gas central heating from a combi boiler. Internal viewing is highly recommended

Council Tax Band: C



- Three Double Bedrooms
- Quiet Cul-De-Sac Location
- South Facing Rear Garden
- Will Suit A Wide Range Of Buyers

- Well Presented Throughout
- Driveway Parking + Garage
- Very Light-And-Bright Throughout
- Distant Sea Views Over The Bay

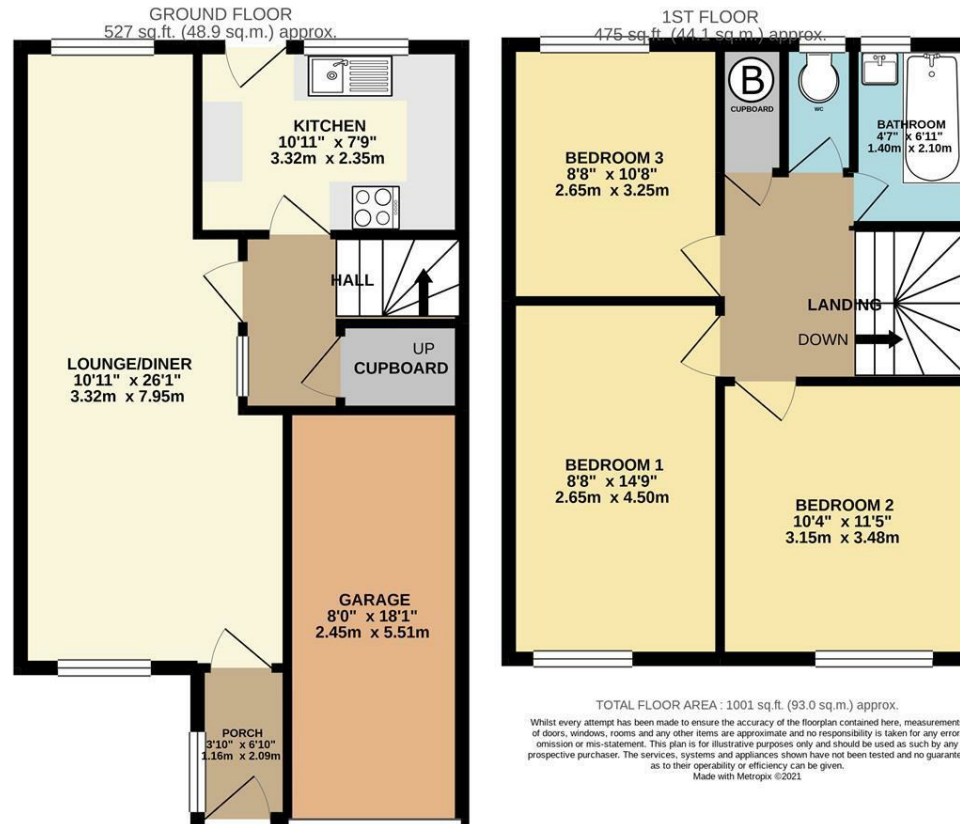


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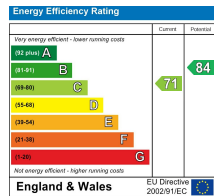
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Current EPC Rating: C



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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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