



38 Penn Lane, Brixham, TQ5 9NR  
Freehold House - Semi-Detached  
£295,000

**boyce**brixham  
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Deceptively spacious and bursting with potential, this three-bedroom semi-detached house is ideally situated on the sought-after Penn Lane. Conveniently located roughly a mile from the vibrant heart of Brixham and its picturesque harbour, this property also enjoys the benefit of a local shop within easy walking distance on Castor Road. Spanning three floors, this home offers a generous layout perfect for family living or entertaining.

Upon entering, you are welcomed by a spacious entrance hall that sets the tone for the ample living space within. The lounge, featuring a charming bay window, flows seamlessly into the dining room, which opens to a rear porch/conservatory. Adjacent to this, the study provides a perfect home office environment. The well-appointed kitchen boasts white units and stone-effect worktops, with direct access to the low-maintenance back garden - ideal for outdoor dining and relaxation.

The first floor hosts two sizeable double bedrooms, both equipped with built-in wardrobes, and a spacious shower room. Additionally, there is a cosy third bedroom/snug that features paddle stairs leading to the impressive attic room. This top-floor space, with its two Velux windows, offers flexible usage options, whether as a bedroom, hobby room, or additional living space, albeit with restricted headroom.

Externally, the property benefits from driveway parking for up to three cars at the front, ensuring convenience for multiple vehicles. The rear garden, designed for minimal upkeep, offers a sunny, private patio area perfect for leisure or entertaining. With its prime location, extensive living space, and potential for personalisation, this property represents a fantastic opportunity for prospective buyers.

**Council Tax Band: C**



- Spacious Family Home
- Ample Driveway Parking
- Three Double Bedrooms
- Near To Several Good Schools

- Desirable Residential Location
- Sunny, Low Maintenance Rear Garden
- Good Sized Living Accommodation
- Large, Light-and-Bright Kitchen



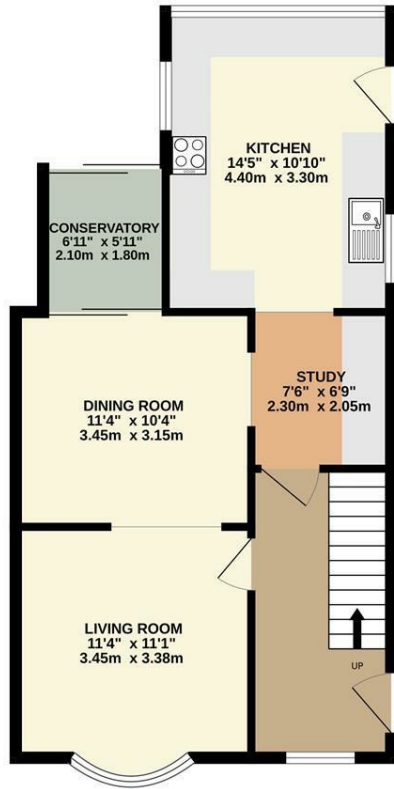
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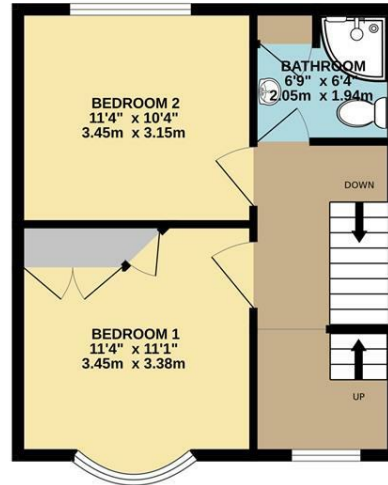
GROUND FLOOR  
588 sq.ft. (54.6 sq.m.) approx.



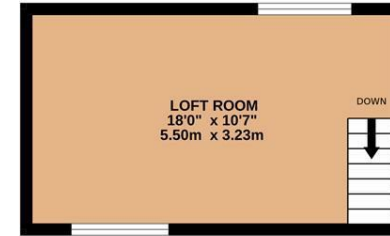
TOTAL FLOOR AREA : 1170 sq.ft. (108.7 sq.m.) approx.

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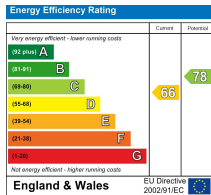
1ST FLOOR  
391 sq.ft. (36.3 sq.m.) approx.



2ND FLOOR  
191 sq.ft. (17.8 sq.m.) approx.



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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