



21 Churston Way, Brixham, TQ5 8DE  
Freehold House - Semi-Detached  
£379,950

**boyce**brixham  
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This beautifully presented and extended family home offers a perfect blend of style and functionality - making it an ideal choice for comfortable modern living. The ground floor features a stunning extended kitchen diner, designed with contemporary fittings and ample space for dining and socialising. The light-filled living room, complete with an inset log gas fire, provides a cosy retreat. Additionally, a convenient downstairs WC and ample under-stairs storage enhance the practicality of the layout.

The first floor of the property comprises three well-proportioned bedrooms, each with uPVC double glazed windows and radiators, ensuring a comfortable and energy-efficient living environment. The modern family bathroom is elegantly fitted with a pea-shaped bath, wall-mounted shower with body jets, and built-in storage, providing a luxurious space for relaxation.

Externally, the property boasts both front and rear gardens that enjoy a sunny aspect, providing a delightful setting for outdoor activities and entertaining. The rear garden, accessible from the kitchen or via a side gate, features attractive paving for alfresco dining, a large lawn area, and colourful raised beds with slate stone chippings. Of particular note is the very impressive summerhouse, converted from the former garage. This fully insulated and double glazed space offers huge amounts of versatility with its separate WC and worktop with sink. It makes for an ideal working-from-home space, teenagers 'pad', 'man cave', home gym, or any number of other uses. The front garden is largely laid to lawn, with adjacent driveway parking for two vehicles, offering convenience and ease of access.

Situated approximately one mile from Brixham Town Centre, this home is ideally located to enjoy the local amenities, shops, and the picturesque Brixham harbour with its array of boutique shops, bars, and restaurants. Excellent transport links are available with the main number 12 bus service at the end of Churston Way, providing connections to Paignton and Torquay. Both primary and secondary schools are within a mile of the property, and Churston's 18-hole golf course is just two miles away, making this location both convenient and desirable.

Historically, the property also has had building regulation approval to create a fourth bedroom with an en suite shower room, adding further potential for expansion. Modern features such as UPVC double glazing and gas central heating ensure year-round comfort and energy efficiency. Internal viewing is highly recommended to appreciate all that this superb property has to offer.

**Council Tax Band: C**



- Superbly Versatile Family Home
- Impressive Ground Floor Extension
- Double Glazed, Insulated Summerhouse
- Three Well Proportioned Bedrooms

- Located In A Popular, Quiet Location
- Beautiful Sunny Rear Garden
- Driveway Parking + Secure Storage
- Large, Social Kitchen / Dining Room



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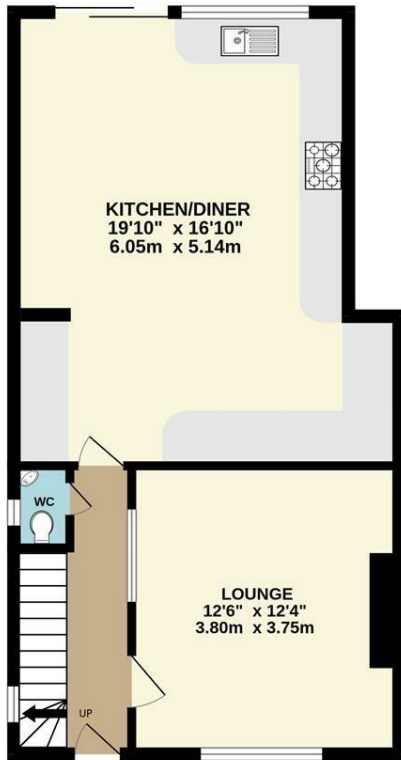




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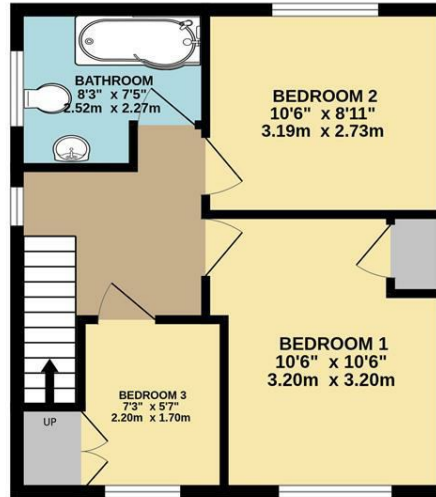
GROUND FLOOR  
511 sq.ft. (47.4 sq.m.) approx.



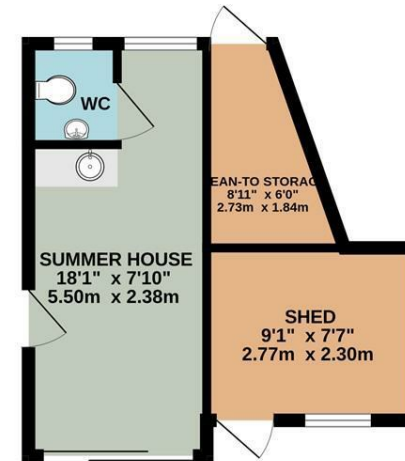
TOTAL FLOOR AREA : 1155 sq.ft. (107.3 sq.m.) approx.

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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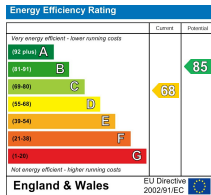
1ST FLOOR  
395 sq.ft. (36.7 sq.m.) approx.



OUTSIDE  
249 sq.ft. (23.2 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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