



12 Penn Lane, Central Area, Brixham, Devon, TQ5 9NP
Freehold House - Semi-Detached
£279,000

boycebrixham
email property@ljboyce.co.uk call 01803 852736

A great opportunity to acquire a good size 1930's square bay semi detached house, located in a favoured residential area with easy access to parks, schools and the town. The property is nestled on a quieter part of the town but virtually on the level to the town centre. The accommodation benefits from a good size driveway offering ample parking for 2 cars side by side, something which is very rare with such a central home.

The accommodation has been extended over the years and now gives a spacious family home with a separate lounge complete with a fire, separate dining area, large kitchen extension and a great size utility room (which was formerly the kitchen). Upstairs there are 3 bedrooms and a family bathroom.

The property has a spacious rear garden which enjoys a lot of open air around and feels very private, especially for a more central property. The aspect is ideal for the afternoon and evening sun. The front driveway is a great size and there is a side access path to the rear garden.

The property benefits from gas central heating supplied by a new combi boiler installed in 2023 and has PVCu double glazing.



- 1930's Character & Charm
- 3 Bedroom Semi Detached Home
- Large Kitchen With Underfloor Heating
- Separate Lounge
- New Modern Gas Combi Boiler 2023
- Great Central Location
- Good Size Dining Area



Council Tax Band: C



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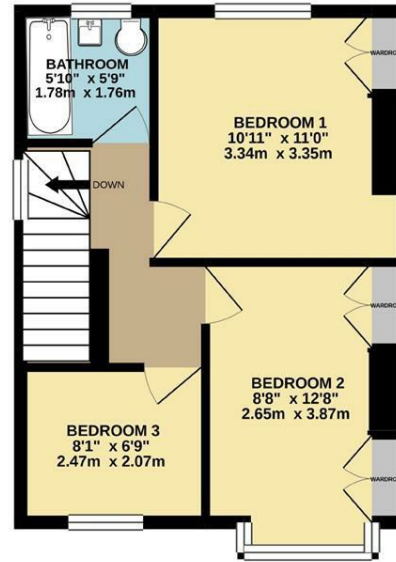
GROUND FLOOR
536 sq.ft. (49.8 sq.m.) approx.



TOTAL FLOOR AREA : 905 sq.ft. (84.1 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
370 sq.ft. (34.3 sq.m.) approx.



Current EPC Rating: D

| Energy Efficiency Rating | | Current | Potential |
|---|------------|-------------------------|-----------|
| Very energy efficient - lower running costs | (92-100) A | | |
| (81-91) B | | | 86 |
| (69-80) C | | | |
| (55-68) D | | 58 | |
| (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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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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