



20 Eden Park, Brixham, TQ5 9LS
Freehold House - End Terrace
£359,950

boycebrixham
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Welcome to this immaculately presented, smart contemporary family home featuring four double bedrooms and beautifully landscaped level gardens. Situated in a popular residential area near St. Mary's Church, this property offers an abundance of space and flexibility for larger families. The local area is well-served with useful shops and a large park just behind the church, and the main shops and harbour are just over half a mile away, with a convenient bus service available if needed.

This home is in an extremely convenient location close to local primary schools, with a sub Post Office at the nearby Spar in St. Mary's Square. Within a two-mile radius, you can enjoy stunning coastal walks and beaches, including the beautiful Berry Head Country Park.

The accommodation has been completely refurbished over the past few years, providing a comfortable and spacious home ready to move into and enjoy. Significant upgrades include a full heating system, partial rewire, new double glazed windows throughout, installation of a 'positive input ventilator', the new downstairs shower room and many more.

The property opens into a large living room from a useful porch, immediately showcasing the high standard of accommodation. The rear of the space includes a dining area, which leads to a stunning kitchen from Wren Kitchens. The kitchen features high-quality integrated appliances and a lovely south-facing view over the rear garden. Additionally, a sunny and good-sized conservatory enhances the living space.

The side extension on the west elevation of the property offers a versatile fourth bedroom, ideal for a teenager or a relative needing their own space. This floor also includes a spacious utility room and a beautifully finished downstairs shower room for added convenience.

Upstairs, the first floor comprises three further well presented double bedrooms and an extremely impressive designer bathroom. The bathroom is complete with a freestanding oval bath with wall-mounted taps, his-and-hers basin unit, luxury wall tiles, and a feature radiator.

Outside, the property continues to impress. The front of the house offers ample off-road parking for four cars and benefits from an integral garage - perfect for additional storage or potential conversion into a fifth bedroom or third reception room if required. The rear garden is a real gem, designed for ultimate family enjoyment with low-maintenance artificial grass, a circular deck off the property, and a very social decked area at the rear featuring a bar area. This covered space is perfect for unwinding in the evenings or at weekends with friends. As well as a large storage shed, the property also enjoys the unique charm of stepped access to a stream running along the rear boundary.

Internal viewing of this stunning property is a must to fully appreciate all that it has to offer.

Council Tax Band: C



- All-Star Family Home
- Parking For Four & Garage
- Exceptional Presentation Throughout
- Set In A Popular Residential Area
- Four Double Bedrooms
- Stunning Rear Garden with Bar & Running Stream
- High Quality Contemporary Kitchen
- Two Designer Bathrooms

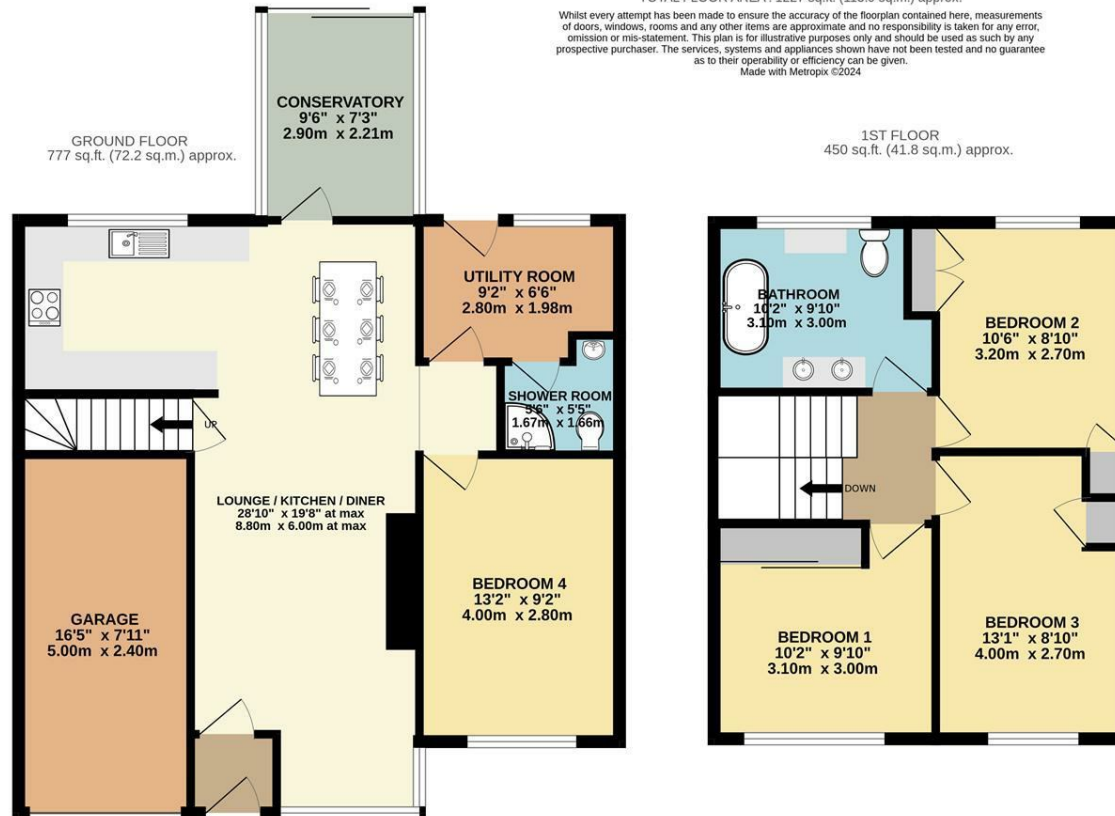




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TOTAL FLOOR AREA : 1227 sq.ft. (113.9 sq.m.) approx.

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: B

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