



Tordene, Upton Manor Road, Brixham, Devon, TQ5 9QZ
Freehold House - Detached
Offers Over £625,000

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

Tordene, on the market for the first time in over 40 years, offers a rare opportunity for those seeking a forever family home. Properties in this exceptional location seldom become available, making it an especially unique find. Situated adjacent to the picturesque St Mary's Park, Tordene enjoys open views across the playing fields, extending towards the distant landscapes of Torquay. The serene backdrop of Devonshire's rolling hills to the rear creates a peaceful retreat, perfect for a family desiring tranquility in a highly sought-after neighborhood.

The convenience of Tordene's location is enhanced by excellent transport links and the proximity of essential amenities. A short stroll leads to a local collection of shops in the quaint hamlet at St Mary's Square, catering to daily needs. Furthermore, a regular bus service runs along the bottom of Upton Manor Road, providing easy access to surrounding towns and cities. This blend of suburban peace with urban connectivity ensures that residents can enjoy the best of both worlds.

For families with multiple vehicles, Tordene offers ample parking options. The property is accessed via a spacious driveway leading up to a generous parking area, with additional on-street parking available nearby. The good-sized garage houses a modern, high-energy efficiency Vailant boiler (new 2021). Recent upgrades, including double glazing throughout and updated fascia and bargeboards, further enhance the home's energy efficiency and modern appeal.

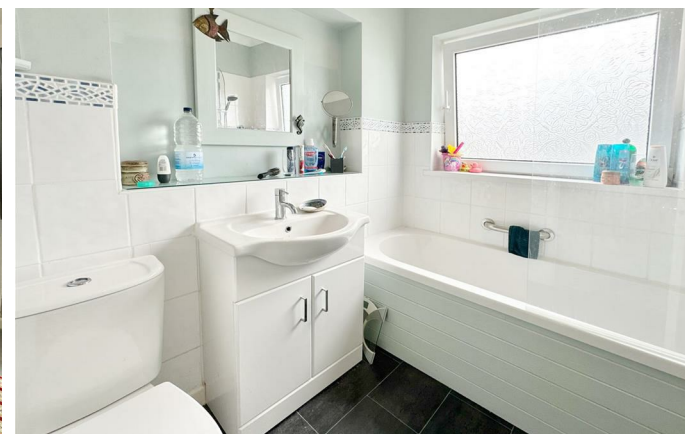
Upon entering Tordene, visitors are welcomed by a spacious entrance hallway, complete with a convenient downstairs WC. The principal living room is a large, inviting space, featuring a centrally located gas fireplace that adds a warm and cosy atmosphere. This living area opens into an equally spacious garden room, finished with elegant parquet wood flooring. The garden room offers additional living space, perfect for entertaining guests or accommodating a larger family.

The dining room, separate from the living spaces, connects seamlessly to a spacious kitchen, designed for both cooking and entertaining. The kitchen's layout is further enhanced by a dedicated utility room, offering practicality for daily household tasks. With direct access to the garden, this space is ideal for hosting gatherings, allowing for easy flow between indoor and outdoor entertaining areas. Whether it's a family meal or a social event, the kitchen is well-equipped to handle it all.



- Large Extended Family Home
- Stunning South Facing Rear Garden
- Ample Parking & Garage
- Lovely Open Views

- Highly Desirable Park Side Location
- 3 Spacious Living Rooms
- Semi Rural Setting
- Great Opportunity Not To Be Missed





Upstairs, Tordene offers four well-appointed bedrooms, each designed to maximise comfort and functionality. The main bedroom, located in the extension, is a large double room with an en-suite shower room, offering a private retreat within the home. The original master bedroom, now the second double room, remains a cosy and comfortable space. The third bedroom, featuring a concealed sink unit, serves as an ideal guest suite, while the fourth bedroom is perfectly suited for children. A good-sized family bathroom caters to the needs of the household.

The rear garden at Tordene is truly something special, reflecting the care and thoughtfulness of the current owners. The space has been meticulously designed to maximise its potential, featuring multiple terraces and seating areas that take full advantage of the garden's sunny, southerly aspect. The principal top terrace is ideally positioned to capture the last of the summer sun, making it the perfect spot for evening relaxation. The garden's layout ensures a welcoming outdoor retreat, ideal for both relaxation and family activities.

Just off the main living areas, Tordene offers an excellent-sized wrap-around patio, further enhancing its outdoor living appeal. A few steps lead to an additional seating area beneath a charming pergola, where an established grapevine provides welcome shade on sunny days. This well-planned outdoor space continues onto a lawn, offering a perfect balance of sun and shade. It's an ideal garden for those who enjoy both lounging in the sun and finding cool respite in the shade.

For families, Tordene's location is further complemented by its proximity to excellent schools. The area is well-regarded for its high-quality educational institutions, ensuring that residents have access to some of the best schooling options available. Combined with the property's spacious layout and child-friendly outdoor areas, Tordene is an ideal choice for growing families, providing both convenience and a nurturing environment for children.

Tordene is more than just a property; it's a home with lasting appeal. The combination of its prime location, ample living space, modern amenities, and a stunning garden makes it a rare find in today's market. Whether you're looking to settle down in a peaceful neighborhood, enjoy the convenience of nearby amenities, or simply find a forever home that offers comfort and charm, Tordene is a property that will meet all your needs. This is a rare opportunity to own a piece of a highly sought-after area, where homes like this are seldom available.



Council Tax Band: E

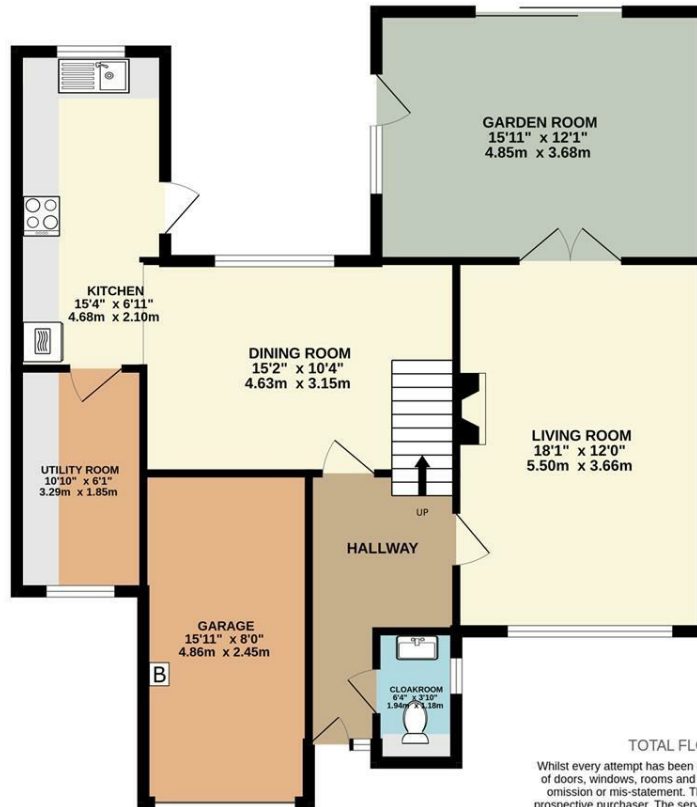


boycebrixham

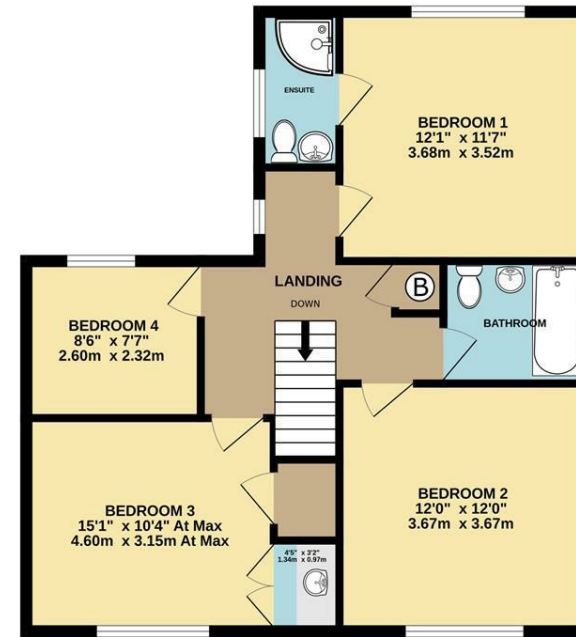
email property@ljboyce.co.uk call 01803 852736



GROUND FLOOR
956 sq.ft. (88.8 sq.m.) approx.



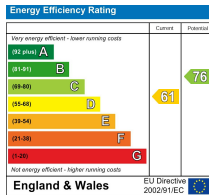
1ST FLOOR
679 sq.ft. (63.1 sq.m.) approx.



TOTAL FLOOR AREA : 1635 sq.ft. (151.9 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.
Made with Metropix ©2024

Current EPC Rating: D



Find us on



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.

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