



5 Pensilva Park, Brixham, Devon, TQ5 9RQ  
Freehold House - Semi-Detached  
£369,950

**boyce**brixham  
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A simply stunning THREE BEDROOM SEMI DETACHED HOUSE which has been fully renovated and reconfigured in recent years to create a jaw-dropping example of a modern family home offering plenty of space, contemporary finishing, low maintenance design and plenty of mod-cons.

Peninsula Park is ideally located for some fantastic local schools and has the added benefit of amenities nearby including, Brixham Leisure Centre, Brixham Rugby Club, tennis courts, bowls, an indoor swimming pool and Brixham Leisure Centre, all of which are within an easy 20 minute walk. Situated in a favoured and super quiet residential location benefiting from easy access to the town centre, St Marys Beach and St Mary's Park is this fantastic semi detached home towards the end of a quiet cul-de-sac with zero passing traffic.

The property itself opens into a very impressive and generously sized entrance hall, complete with contemporary panelled walls and high-quality floor coverings. With a convenient modern shower room just off - ideal for coming in after a day at the beach or washing the dog off! Through to a wonderfully sized lounge which is semi-open to the kitchen diner. The lounge has been extended and boasts a charming bay window to bring additional light into the room along with a beautiful wood burner - providing plenty of heat to the whole ground floor in a cost-effective and cosy manner. The kitchen diner is a large and very social space - perfect for growing families and for entertaining. Complete with a premium quality fitted kitchen, offering plenty of cupboard space, high-quality appliances and very appealing quartz worktops, including the large centralised island. Full-width bi-folding doors create a super inside/outside space in warmer months and a skylight brings in further natural light.

Upstairs, there are three beautifully presented bedrooms, comprising two excellent sized doubles, which both enjoy pretty outlooks with the main bedroom also offering ample built in storage. Bedroom 3 is a good sized single room which again is beautifully presented. The first floor is serviced by a modern family bathroom, with three-piece white suite with mains-fed shower over.

Outside, to the front there is ample off road parking for two cars on the low maintenance driveway, before stepping up to the matching front patio making for a very appealing entrance to the property. To the rear, and with side access is the sunny, South facing rear garden. Laid to slabs complimenting the front, the space is low maintenance all year round, enjoys some colour from the bespoke planters, and enjoys plenty of wood storage for the burner!

The property is serviced by a modern gas-central heating system and UPVC double glazing, which along with the wood burner makes the property a very efficient one to run. Internal viewing is HIGHLY RECOMMENDED in order to appreciate the style, space and quality of finish in offer.

**Council Tax Band: B**



- Stunning Family Home
- Impressive Open Plan Ground Floor
- Ample Off Road Parking
- Two Modern Bathrooms

- Three Beautiful Bedrooms
- High Quality Fitted Kitchen
- Set Within A Very Quiet Cul-De-Sac
- Ready To Move Into & Enjoy

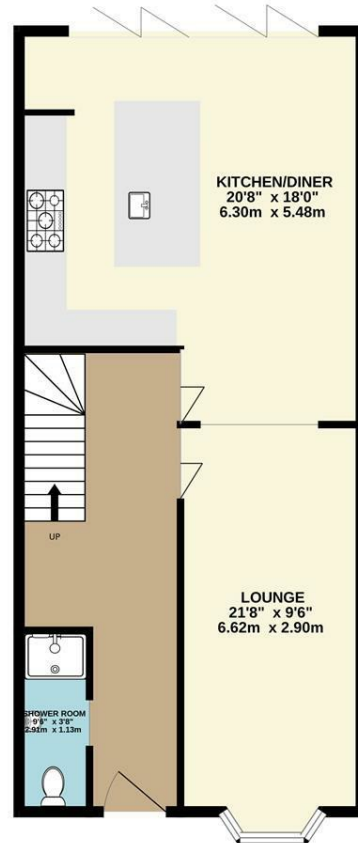


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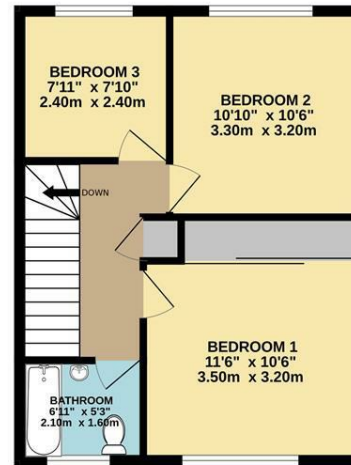


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GROUND FLOOR  
743 sq.ft. (69.0 sq.m.) approx.



1ST FLOOR  
425 sq.ft. (39.5 sq.m.) approx.



TOTAL FLOOR AREA: 1168 sq.ft. (108.5 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: C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(91-100) A			
(81-90) B			
(71-80) C		72	81
(61-70) D			
(51-60) E			
(41-50) F			
(1-40) 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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