



93 Wishings Road, Brixham, TQ5 9PB  
Freehold House - Semi-Detached  
Asking Price £249,950

**boyce**brixham  
email [property@ljboyce.co.uk](mailto:property@ljboyce.co.uk) call 01803 852736



A lovely 3-bedroom semi-detached house, enjoying easy access to Berry Head Country Park and benefiting from great school catchment areas, including the highly sought-after Brixham C Of E Primary School. The location is popular for its proximity to amenities like Brixham Rugby Club, an indoor swimming pool, and Brixham Leisure Centre within the Brixham College grounds.

Upon entering, the hallway opens into a good-sized, light-and-bright lounge with large picture window, fireplace and space for a dining area if required. The kitchen/dining room, set to the rear of the ground floor is again very light-and-bright, includes a fitted kitchen with plenty of worktop and cupboard space, along with understairs storage and an outlook over the rear garden.

On the first floor, two double bedrooms and a single room are present. The main bedroom is spacious and enjoys half square bay windows with lovely open views across the town. The family bathroom, a light and bright space, is towards the rear and services the property from it's central position.

Outside, to the front you'll find a lawned garden, flanked by a driveway providing off-road parking in front of a very versatile garage/workshop. Perfect for storage and possibly a suitable working-from-home space as required. To the rear is a lovely sunny and quiet rear garden, laid to artificial grass and making for a ideal low maintenance family garden. With steps down to the workshop area.

The property enjoys gas central heating and UPVC double glazing, and would suit a wide range of buyers including residential owner occupiers, First Time Buyers, or indeed Buy To Let landlords.

**Council Tax Band: C**



- Three Bedroom Semi Detached House
- Offered With No Onward Chain
- Garage, Workshop and Driveway Parking
- With Scope To Improve

- Popular Residential Location
- Enjoying Pleasant Open Views
- Light-And-Bright Throughout
- Great First Time Purchase Or Buy To Let



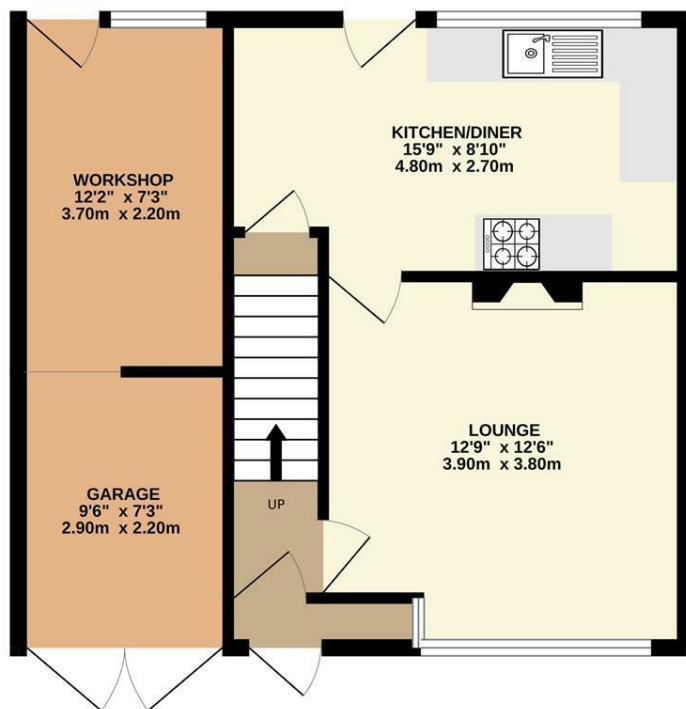
**boyce**brixham  
email [property@ljboyce.co.uk](mailto:property@ljboyce.co.uk) call 01803 852736



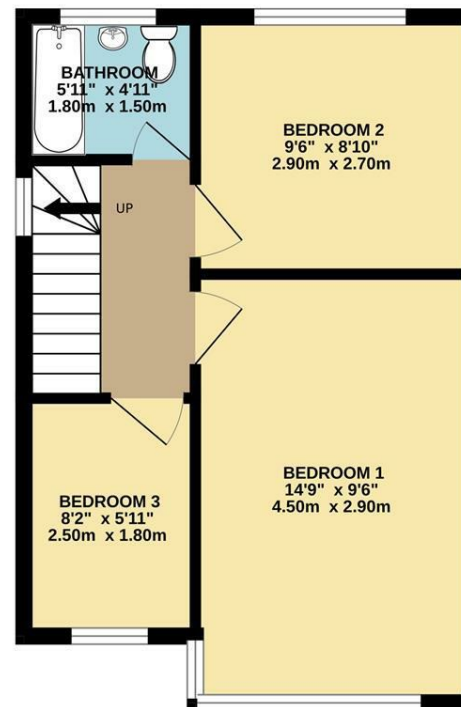


**boyce**brixham  
email [property@ljboyce.co.uk](mailto:property@ljboyce.co.uk) call 01803 852736

GROUND FLOOR  
493 sq.ft. (45.8 sq.m.) approx.



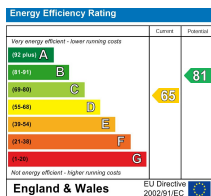
FIRST FLOOR  
351 sq.ft. (32.6 sq.m.) approx.



TOTAL FLOOR AREA : 844 sq.ft. (78.4 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.

**boyce**brixham

email [property@ljboyce.co.uk](mailto:property@ljboyce.co.uk) call 01803 852736