



69 Wall Park Road, Brixham, Devon, TQ5 9UF
Freehold House - Detached
Asking Price £750,000

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Located in the highly sought-after Wall Park area on the Berry Head side of Brixham, this exceptional detached house epitomises contemporary coastal living. Its smart, neutral colour scheme throughout creates a harmonious and inviting atmosphere, making it move-in ready for immediate enjoyment. This property combines modern design with comfortable living spaces, ensuring a high standard of lifestyle, with spaces perfect for entertaining.

On the ground floor, the spacious lounge offers direct access to the garden, enhancing the indoor-outdoor living experience. The large family living and dining room at the rear also opens directly into the rear garden, making it ideal for entertaining and family gatherings, with larger numbers. This seamless connection to the outdoors adds a delightful dimension to the home.

The well-equipped kitchen includes a handy utility area, perfect for everyday tasks. Additionally, a double bedroom on the ground floor, complete with a contemporary shower room and WC, provides versatile accommodation for guests or those preferring single-level living. This thoughtful layout adds convenience and functionality to the home making it a suitable option into retirement or those with dual family living requirements.

Upstairs, the master bedroom features a part-vaulted ceiling, creating a sense of space and grandeur. This room enjoys lovely coastal views across Torbay towards Torquay. Ample fitted wardrobes offer substantial storage, while the luxurious en suite bathroom adds a touch of sophistication and comfort.

The first floor also includes two further bedrooms, both spacious and well-lit, and a family bathroom serving these rooms. The generous proportions and bright interiors of these bedrooms ensure they are comfortable and well-suited for family or guests.

The large, level front garden is a significant feature of the property, offering excellent privacy with its walled boundaries. Mainly laid to lawn, it provides a blank canvas for gardening enthusiasts or a safe play area for children and pets. The garden also benefits from afternoon and evening sun, making it a lovely space for outdoor relaxation, with the terrace just off the living room perfectly positioned for the evening sun.



- New England Style Freehold Detached House
- Chain Free With Vacant Possession
- Large Lounge With Garden Access
- Great Size Family/Dining Room
- 4 Bedrooms (3 Large Doubles)
- 3 Bathrooms, Main En Suite
- Parking & Handy Studio/ Garage + Workshop
- Large Level Plot, (Planning Permission Granted)



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At the rear, the garden enjoys a southerly aspect and is similarly enclosed by walls, providing a good degree of privacy. Practical features include a studio/ garage and workshop with power and light, ideal for hobbies, those working from home or additional dry and secure storage for bikes paddleboard's etc. Parking spaces are conveniently located just beyond the rear gate, which is accessible via a shared lane laid to block paver.

The house is designed in a New England style, with a composite-clad first floor that requires minimal maintenance and offers added protection from the elements. From the first floor, the property benefits from pleasing sea views across Torbay, adding a charming coastal element to the elegant design.

The bright and airy rooms throughout the home receive plenty of natural light due to the open aspect and generous spacing between neighbouring properties. This design ensures that the house feels welcoming and spacious, with an inviting atmosphere throughout.

The property's location is exceptional, with Berry Head Country Park less than half a mile away. This park offers some of the most breathtaking views along the South West Coastal Path. Residents can also enjoy nearby amenities, including the outdoor swimming pool at Shoalstone, Brixham Harbour, and various local sports and leisure facilities.

Convenient public transport links include bus services connecting to Kingswear, Dartmouth, Paignton, and Torquay. Paignton's mainline train station provides direct services to London, while the A380 offers easy access to Exeter, including its international airport and connections to the M5 motorway. This accessibility ensures both convenience and connectivity for residents.



Council Tax Band: E



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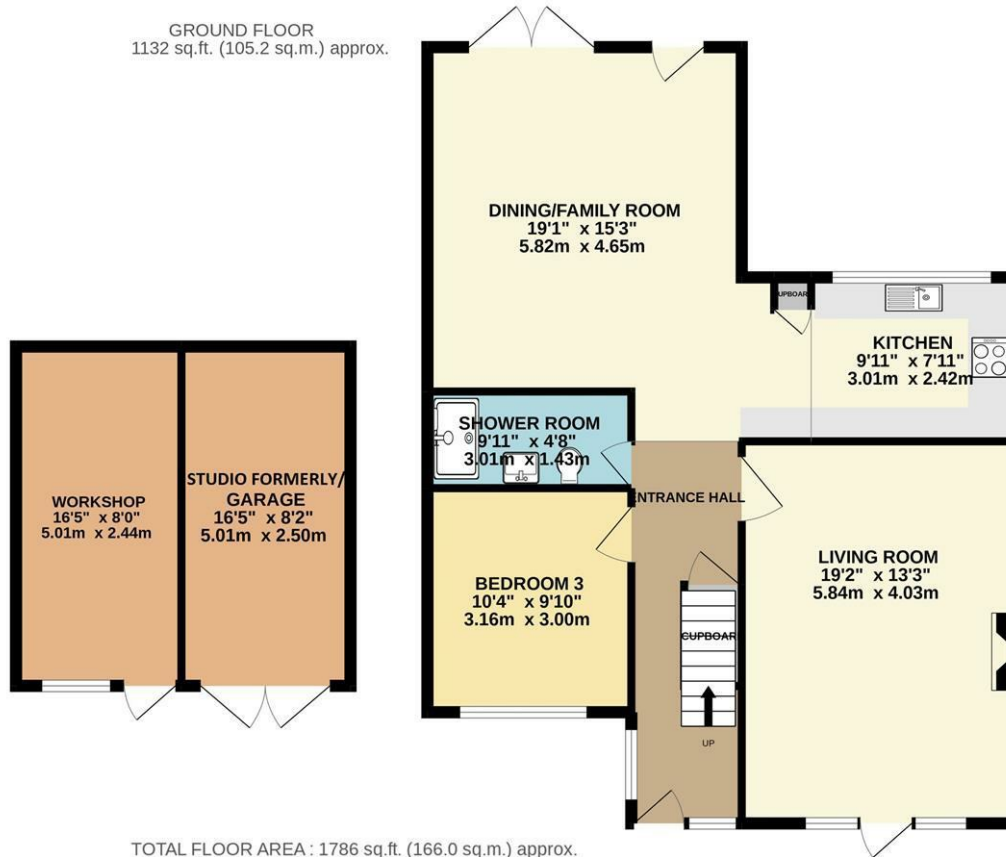
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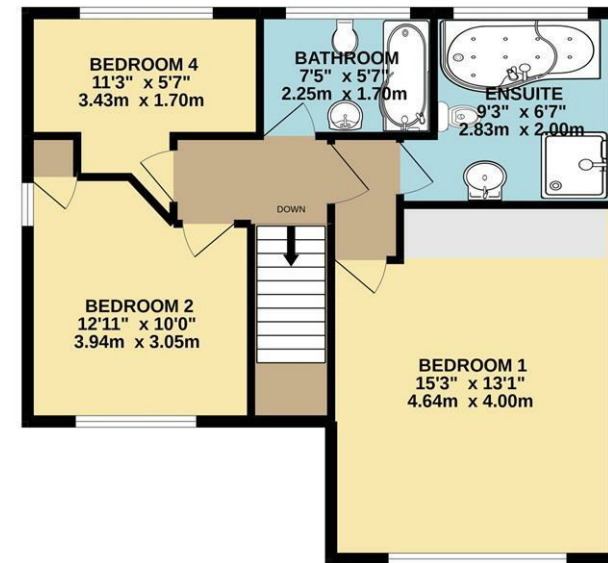
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GROUND FLOOR
1132 sq.ft. (105.2 sq.m.) approx.



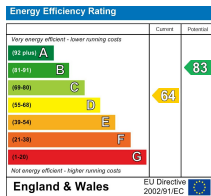
1ST FLOOR
654 sq.ft. (60.8 sq.m.) approx.



TOTAL FLOOR AREA : 1786 sq.ft. (166.0 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: D



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