



47 Elm Road, Brixham, TQ5 0DH  
Freehold House - Semi-Detached  
£275,000

**boyce**brixham  
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A great opportunity to purchase a lovely family home in an elevated cul-de-sac that enjoys panoramic open views across the top of the town and surrounding countryside with some distant sea views.

The property is accessed via a few steps to the front door where you gain access into an entrance vestibule, leading through to a lovely light-and-bright lounge which is dual aspect and enjoys pleasant open views South. The property is a split-level house with the accommodation split over four mid-level making access around the house convenient. The spacious kitchen/diner is set to the rear and boasts a quality fitted kitchen with plenty of cupboard and worktop space. Just off, and set above the spacious garage is a lovely 'occasional room' - currently utilised by our vendors as a music room, but open to any number of practical uses including home office etc.

There are three good sized bedrooms comprising two generous sized doubles and a smaller single. All rooms are well presented, light-and-bright and take in pleasant outlooks over the front or rear. The property is serviced by a smart, immaculately kept family bathroom, adjacent to Bedroom 2.

Outside, to the front there is driveway parking ahead of the integral garage (which has light, power and provision for washing machine etc at the rear). The rear garden is terraced over a couple of well-defined levels, offering a charming decked area - perfect for entertaining and BBQing - ahead of a lawned area which is very sunny, private and not overlooked.

The property will suit a wide range of buyers including first time buyers, investment purchasers looking for a solid buy-to-let or those simply looking for a good quality home in a well regarded area with no work required. Gas central heating and UPVC double glazing adds to the appeal of this this super family home.

**Council Tax Band: C**



- Three Bedroom Family Home
- Driveway Parking & Garage
- Enjoying Pleasant Open Views
- Gas Central Heating & UPVC Double Glazing
- Two Reception Rooms
- Popular Residential Location
- Well Presented Throughout
- Sunny & Private Terraced Rear Garden



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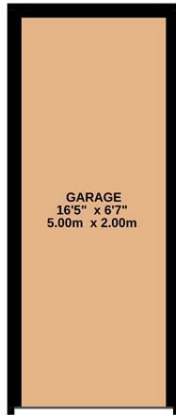




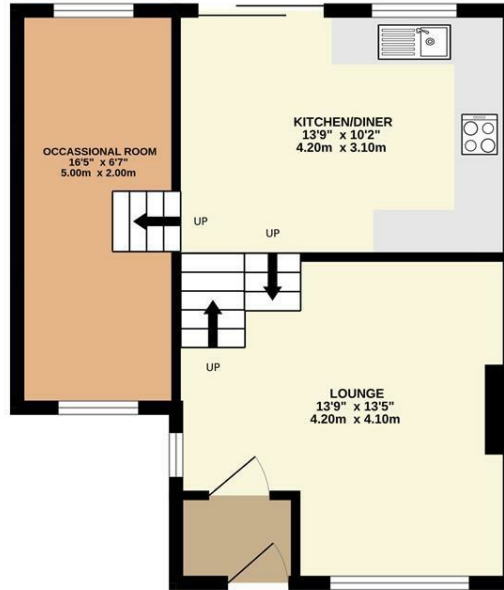
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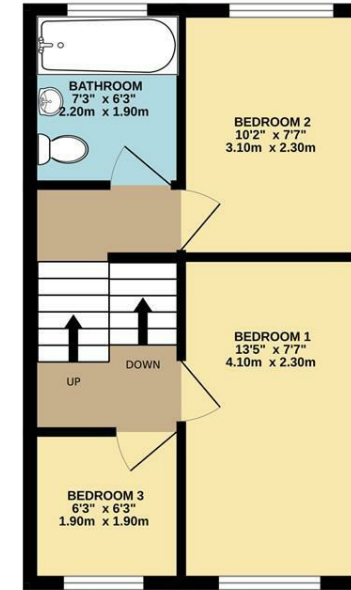
GARAGE  
108 sq.ft. (10.0 sq.m.) approx.



GROUND FLOOR  
430 sq.ft. (40.0 sq.m.) approx.



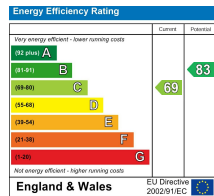
1ST FLOOR  
325 sq.ft. (30.2 sq.m.) approx.



TOTAL FLOOR AREA : 863 sq.ft. (80.2 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



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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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