



9 Ridgemark Close, Brixham, Devon, TQ5 9TA
Freehold House - Detached
£675,000

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

A superb quality 'reverse level' detached house set at the end of a quiet cul-de-sac within the esteemed 'Washbourne' development on the Berry Head side of Brixham. The location will be very popular with those wanting to be near the breathtaking South West Coastal path walks through Berry Head Country Park, enjoying some of the most dramatic scenery available in Devon.

The port's town centre, with its various shops and eateries is only a short walk away, accessed more directly through a small park connecting the development to Heath Road below. The marina - with its premium facilities and amenities has a promenade walkway taking you around the harbour bowl, and a brisk sea air walk along the iconic Breakwater gives you lovely views leading back to the port.

The property itself opens into a very welcoming entrance hall, leading off to the principal living accommodation on the ground floor. A generously sized and dual-aspect living room is very well presented and boasts beautiful, open views South-West and down into the inner-harbour. Sliding patio doors open out to an impressive sun deck - complete with glass balustrading and modern composite decking, also providing access down to the main garden. The kitchen/dining room is a real 'hub' of the home - a generously sized and light-and-bright family room which again is dual aspect and boasts plenty of space for dining and entertaining and a banquette seating area. The kitchen is high-quality with solid wood worktops, premium appliances and ample cupboard space. There is also a handy WC/Utility room tucked away at the end of the entrance hall for added convenience.

Being a reverse-level property, the sleeping arrangement is located downstairs on the lower ground floor. Comprising four superb bedrooms and a stylish shower room. The master bedroom is of particular note - a recent addition to the property, the room is highly impressive and very versatile. Measuring over 28sqm - the room is notably larger than most bedrooms we've seen and with doors opening out to the rear garden, can be utilised in an number of ways. The other three bedrooms are all good-sized doubles and very well presented, with Bedroom Two also having access out to the rear garden and boasting a spacious en-suite bathroom.

Outside, the property offers driveway parking alongside a large garage to the front (with light, power and additional storage in the eaves). The rear garden is a wonderful space, with several well-defined areas including a very private lawn (with garden shed), hot-tub area underneath the balcony and a showstopping sun deck - perfectly orientated to take full advantage of the glorious sunshine as well as beautiful sunsets. The space - which includes a smart bar area is perfect for hosting gatherings in warmer months.

There is UPVC double glazing throughout and the gas central heating system is powered by a recently installed Worcester combination boiler. There are plenty of mod-cons in this spacious, and luxurious modern family home, set in a quiet spot, with no passing traffic.

Council Tax Band: E



- Stunning Detached Family Home
- Four Generous Double Bedrooms
- Impressive Landscaped Gardens
- Beautifully Presented Throughout

- Highly Prized Residential Location
- Driveway Parking + Large Garage
- Wonderful Open Views
- Modern Build w/ New Gas Boiler



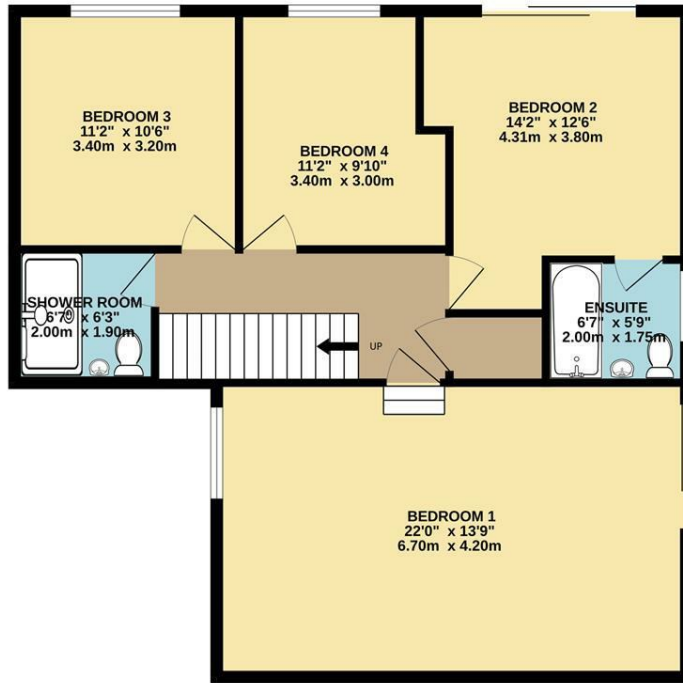
boycebrixham

email property@ljboyce.co.uk call 01803 852736

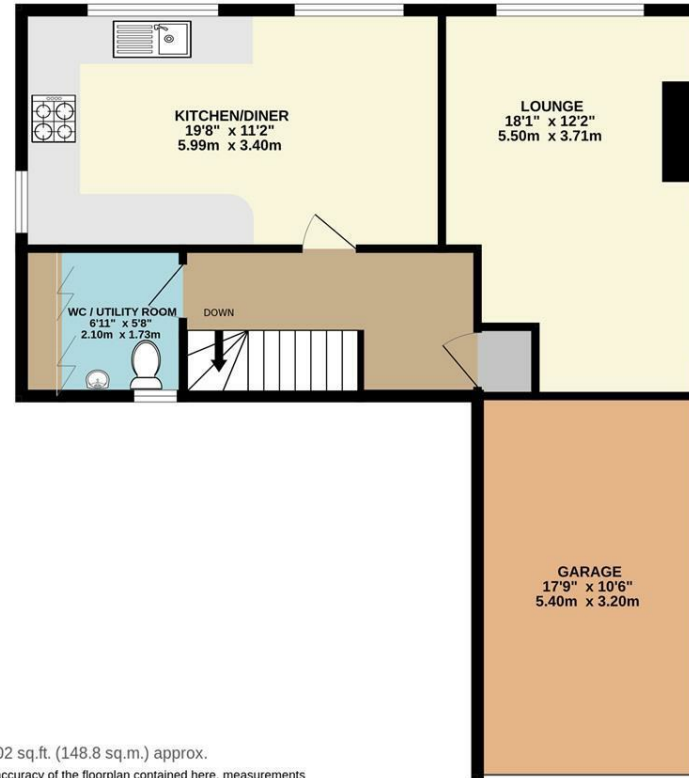


boycebrixham
email property@ljboyce.co.uk call 01803 852736

LOWER GROUND FLOOR
849 sq.ft. (78.9 sq.m.) approx.



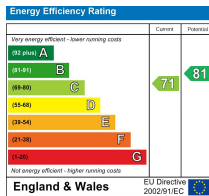
GROUND FLOOR
752 sq.ft. (69.9 sq.m.) approx.



TOTAL FLOOR AREA : 1602 sq.ft. (148.8 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: C



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