



Magnolia, 56 Eden Park, Brixham, TQ5 9LS  
Freehold House - Detached  
£349,950

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Situated in a popular residential area near St. Mary's Church, this superb THREE BEDROOM DETACHED HOUSE offers an abundance of space and flexibility - perfect for families! The local area is well-served with useful shops and a large park just behind the church, and the main shops and harbour are just over half a mile away, with a convenient bus service available if needed.

The property enters into a spacious light-and-bright entrance hall leading off to the principal ground floor accommodation as well as upstairs. There is a convenient downstairs WC and very useful integral access to the garage, as well as understairs storage. The kitchen is set to the front of the property - a good sized room with a quality fitted kitchen, offering plenty of cupboard and worktop space in a u-shaped formation, inset gas hob and modern mid-height oven, with good space for a bistro dining set. Through to the large lounge/dining room which surely makes for a real 'hub of the home'. Bathed in natural light and spanning the full width of the property, the room is a super living space for the whole family. Set to the rear, there is a generous sized conservatory enjoying an elevated view over the rear garden and taking in the wonderful South-facing sunshine!

Upstairs, there are three excellent bedrooms comprising two doubles and a good sized single. All rooms boast large picture windows, taking in plenty of light and enjoying very pleasant open views. The property is serviced by a particularly large family bathroom, in immaculate condition with a neutral three-piece bathroom suite.

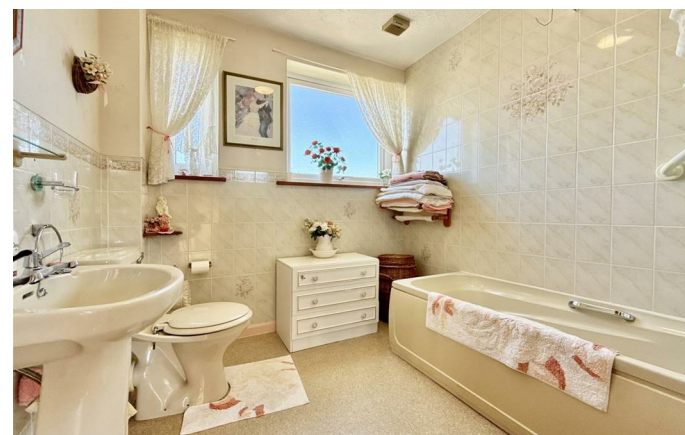
Outside, there is ample off-road parking on the block paviour driveway which is flanked by a low maintenance gravelled front garden. The generous sized garage is complete with light, power, handy roller-door and courtesy access out to the back. The rear garden is a real treat, with a sunny patio off the conservatory, the South-facing garden drops down to another low-maintenance space laid to artificial grass, with useful summerhouse and a further shaded patio area beyond. The whole garden feels private and is bordered by some well-established shrubs.

This super home certainly enjoys a particular feeling of natural light throughout, benefits from good quality UPVC double glazing throughout and is heated with a full gas-central heating system, serviced by a modern combination boiler. We are delighted to offer this property to market with NO ONWARD CHAIN, and internal viewing is highly recommended.

**Council Tax Band: D**



- Fantastic Detached Family Home
- Large Bathroom & Separate WC
- Very Sunny South Facing Garden
- Generous Living Spaces Throughout
- Three Good Bedrooms
- Ample Parking + Garage
- Popular & Convenient Location
- Offered With No Onward Chain

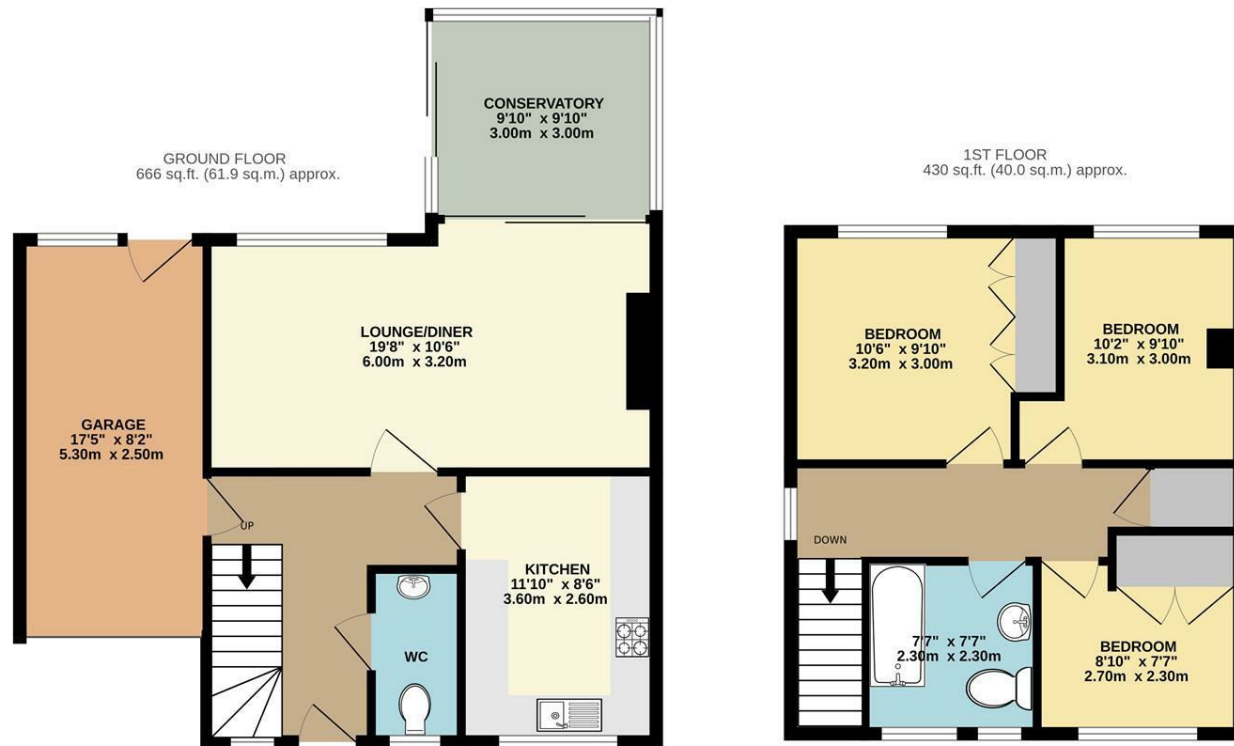


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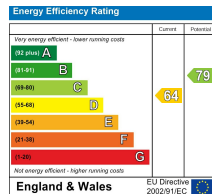




TOTAL FLOOR AREA : 1096 sq.ft. (101.8 sq.m.) approx.

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.  
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Current EPC Rating: D



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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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