



7 Marina Drive, Brixham, TQ5 9AZ
Freehold House - Terraced
Asking Price £275,000

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

An exciting opportunity to purchase a two-bedroom terraced house, located on the favoured Berry Head side of Brixham.

This property offers coastal views from both the kitchen diner and the living room, which are both located on the first floor. The spacious living area is perfect for both entertaining and family living. The modern kitchen is light and airy, providing ample worktop space and ideal for various appliances. A cupboard off the dining area houses a modern gas combi boiler, and the property benefits from PVCu double glazing throughout. The living room is generously sized, with a large picture window offering panoramic views.

Downstairs, there are two bedrooms. The master bedroom is a large double, complete with built-in wardrobes. There is also additional storage in the hallway, with a cupboard under the stairs and another adjacent to the shower room. The second bedroom is also a double.

Externally, the property features a good-sized front garden that is low maintenance and offers potential to create a space that enjoys the afternoon and evening sun. The rear courtyard garden is ideal for both pets and children, providing a secure and private area that enjoys morning sun. There is also access to the garage from the rear garden.

The garage is a generous size and offers an excellent space for hobbies or as a workshop. There is also parking available in front of the garage, as well as plenty of on-street parking to the front of the property.

This property is available with no onward chain and vacant possession.

Council Tax Band: C



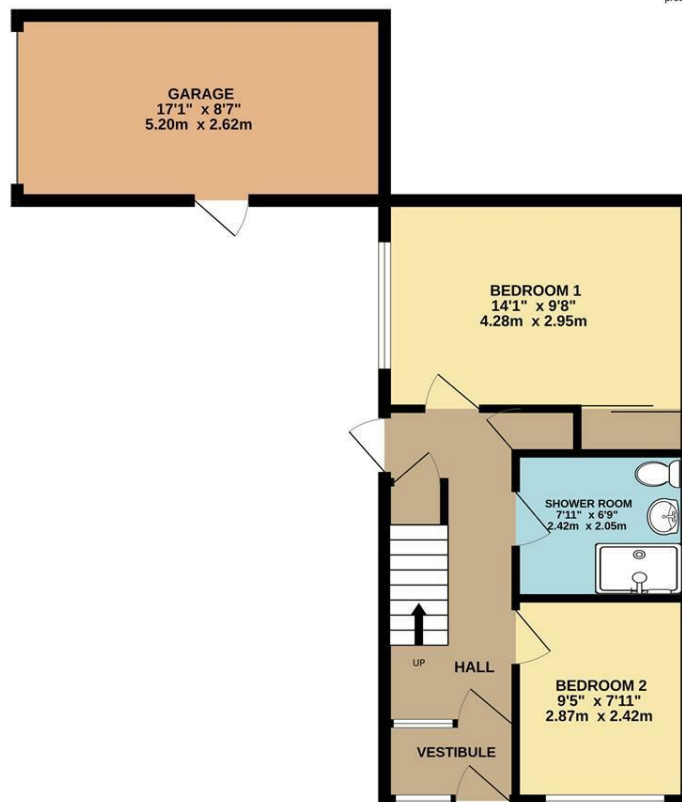
- Two-bedroom terraced house on Berry Head side
- Spacious first-floor living space, perfect for entertaining
- PVCu double glazing throughout the property
- Low-maintenance front garden, afternoon/evening sun
- Coastal views from kitchen diner, living room
- Modern, light kitchen with ample worktop space
- Main bedroom with built-in wardrobes
- Secure rear courtyard garden, ideal for pets





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GROUND FLOOR
538 sq.ft. (50.0 sq.m.) approx.



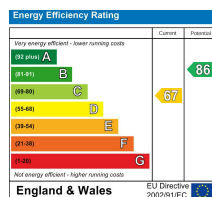
TOTAL FLOOR AREA : 930 sq.ft. (86.4 sq.m.) approx.

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.
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1ST FLOOR
392 sq.ft. (36.4 sq.m.) approx.



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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