



35 Ocean View Drive, Brixham, Devon, TQ5 0BA  
Freehold House - Semi-Detached  
£389,950

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A very well-presented and deceptively spacious modern family home, situated in a popular residential cul-de-sac on the outskirts of town. Aptly named Ocean View Drive, the road enjoys breathtaking panoramic views across the town and out to Torbay. The property is located approximately 1½ miles from the town centre and harbour, with a frequent bus service passing the end of the road.

To the front of the property there is a level parking area and a large driveway providing ample off-road parking for several vehicles, along with side access leading to the rear garden.

The ground floor offers two generous double bedrooms, both excellent in size. One benefits from a large en-suite shower room and additional built-in storage.

On the first floor, a spacious lounge/dining room enjoys stunning panoramic views over the town and out to Torbay, creating a light and inviting living space. The modern kitchen/breakfast room is well-equipped, light and bright, and finished in sleek cream shaker-style units, making it a great central hub of the home.

Just beyond the kitchen is a superb spa room, complete with a large five-person hot tub. This is a versatile, sunny space which could also be used as a gym, hobby room or an additional seating area, with easy access out to the rear garden.

Also on this level is a further well-proportioned third double bedroom, along with a smartly presented family bathroom featuring a large bath, separate shower cubicle and built-in storage. In addition, there is a very handy laundry/utility room, keeping all white goods neatly out of sight.

The rear garden is a particularly long, terraced garden accessed via a winding pathway, offering a variety of useful and unique spaces. A patio area just above the block-paved area outside the spa room provides an ideal spot for entertaining. Beyond this, there is a productive growing area with planted borders continuing along the path.

As the garden extends, it widens behind neighbouring boundaries and leads up to the adjacent fields. It is here that the true scale and uniqueness of the garden becomes apparent. From the midpoint onwards, the garden is double-width and opens out to the surrounding countryside, featuring a large lawned area and summer house. From this elevated position, there are truly breathtaking views across Brixham, the Devon hills and out to Torbay, with sea views.

This is a wonderful space for family barbecues, entertaining, or simply enjoying seasonal air shows and fireworks — a garden and setting that is very hard to beat.

**Council Tax Band: C**



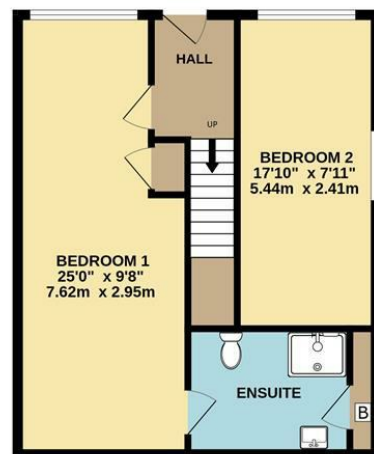
- Panoramic Town & Sea Views
- Double Width Garden Plot
- Large Living Space
- Adjacent Countryside
- 3 Double Bedrooms
- Council Tax Band C





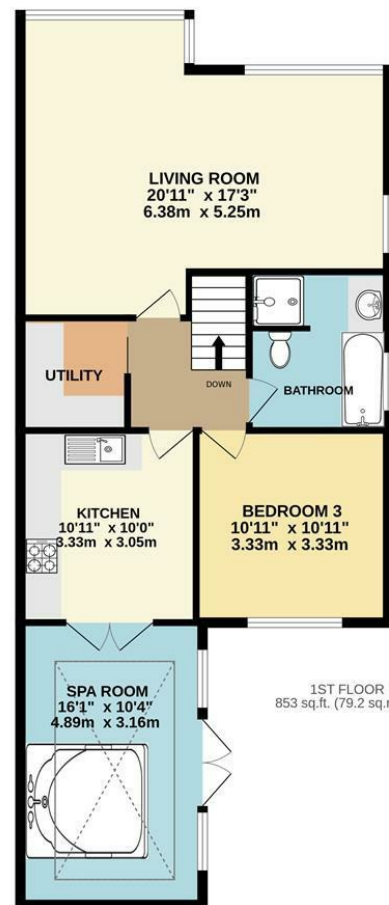






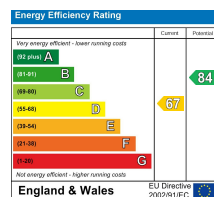
GROUND FLOOR  
510 sq.ft. (47.4 sq.m.) approx.

TOTAL FLOOR AREA: 1363 sq.ft. (126.6 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  
853 sq.ft. (79.2 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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