



RE/MAX

PROPERTY HUB



Fairway Bascombe Road, Brixham, TQ5 0JS

Guide price £750,000

Introducing 'Fairway', and the opportunity to update and customise a new to the market detached 4-bedroom family home nestled in the historic parish of Churston Ferrers. With stunning sea views and the lookout towards the golf course, this property could be a dream investment or project as it comes with buckets of potential for updating and modernising.

Situated to the northwest of the popular fishing town of Brixham, the property lies between the water of The English Riviera resorts of Torbay to the east, and the Dart estuary to the west, making this property an ideal coastal retreat.

Whilst it sits in the quiet and almost serene country lane, of Banscombe Road, the property is nicely close to many local shops and amenities, highly rated and outstanding schools, as well as local transport networks in the area. The property is also close to the prestigious Churston Golf Course, hence the house name of Fairway!

Being less than half a mile away from the award-winning Blue Flag Broadsands Beach and the local beauty spot of Elbury Cove, means that this home offers sea views from most rooms and delightful valley views from others. The south facing garden wraps around the house and is blessed with all day sunlight, total privacy and a quiet and serene haven in which to relax and enjoy.

As you enter the property through the portico, the hallway leads to the downstairs rooms, comprising of a good-sized kitchen with pantry and utility room, the main large reception room, which is currently used as a relaxing lounge, a second reception room/family room.

There is also the bonus of a garden view sunroom along the east side of the house accessed from the lounge.

On the first floor, the staircase takes you to an ample landing, holding 4 double bedrooms, a family bathroom and a separate W.C. Also, on this floor there is a fair-sized airing cupboard, currently used for storage.

All the bedrooms have a double aspect, and they have the luxury of those amazing sea views which are flooded by natural light.

Back on the ground level, the outdoor space owns 2 shed outhouses, a greenhouse and a garden pond. There is a driveway for one vehicle and 2 separate garages with new fitted doors.

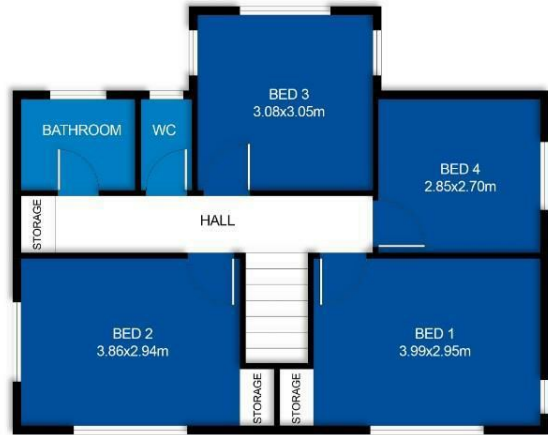
The garden is laid to lawn and is dotted with shrubs and trees to ensure that privacy. The garden only stops for a small patio area which leads to the rear door entrance, direct into the kitchen area.

On the market to those who wish to use some creativity, Fairway will appeal to anyone who might appreciate putting their own stamp on a property.

Those who have the vision to see the house regain its grand status will benefit from a terrific family home for years to come.

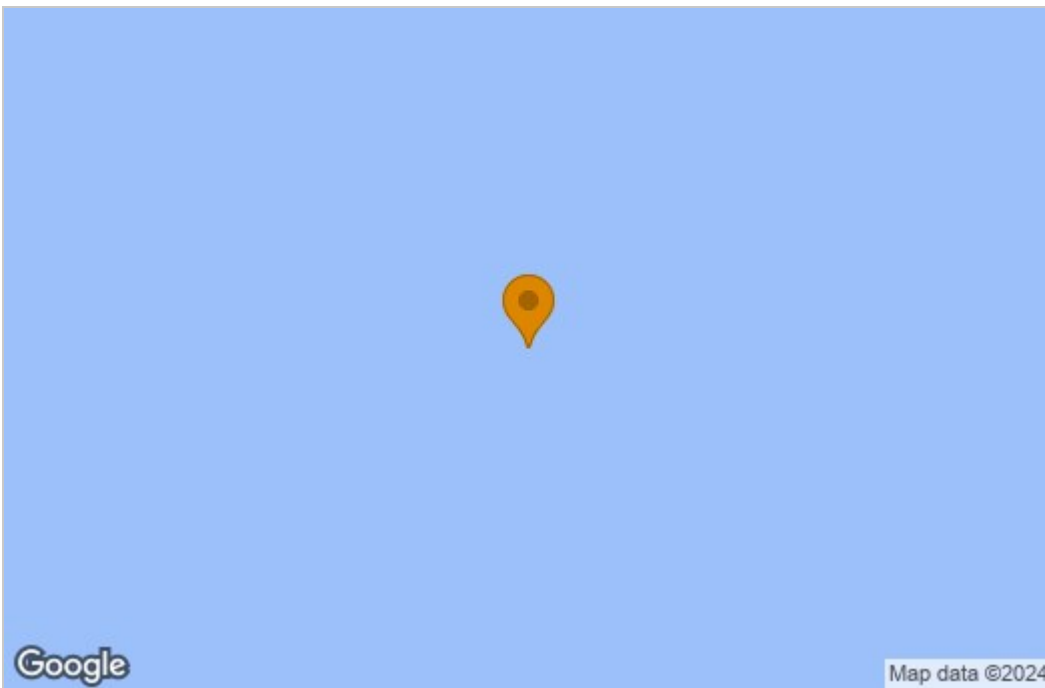
Fully double-glazed & fitted central heating with boiler

Floor Plan



FLOOR PLAN

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO₂ emissions</i>			
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

2 Reynell Road, Newton Abbot, Devon, TQ12 6YA
 Tel: +44 (0) 7925 823692 Email: lyndon.terry@remax.co.uk