



Luscombe Maye

Since 1873

Due South, Gillard Road, Brixham

£795,000

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Due South is an expansive single storey dwelling which has been owned by the same family for almost 40 years. The property benefits from two driveway access points, the top access is through an arched stone entrance with two useful outside storage units.

Entering the property, a tiled entrance hall with large arch window leads into the primary reception room that benefits from far reaching coastal views. A breakfast room can be found with the kitchen beyond comprising electric hob, space for oven and ample storage space above and below counter. There is also a versatile utility room with more kitchen cupboards, double electric oven and a floor standing gas central heating boiler. A boot room is located off the utility room, with counter space and external door to the side of the property.

A spacious living room offers a fantastic family space with door opening onto the rear patio and benefitting from a feature wood-burning stove and Velux-style window providing extra light.

From the living space, a hallway leads to the rest of the accommodation. The master bedroom is generous in size and enjoys dual aspect views towards the coast and countryside. There is an anteroom leading to the master bedroom which has previously been used as a dressing room with fitted wardrobes.

There are a further two double bedrooms at the front of the property, one of which is complimented by an ensuite bathroom fitted with large bath, separate shower unit, washbasins and toilet. An additional bedroom also lends itself as a great home study.

There is a sizeable conservatory to the front of the property which can be accessed through the first reception room and one of the bedrooms. Doors open onto the sun deck and down to the garden promoting indoor/outdoor living in the summer months.

Outside, the property enjoys many different areas including a large patio, walled garden and pond surrounded by mature shrubs. There is also a summer house with decking and shower hut with a level lawn area below. The property enjoys beautiful views towards the sea and open countryside.



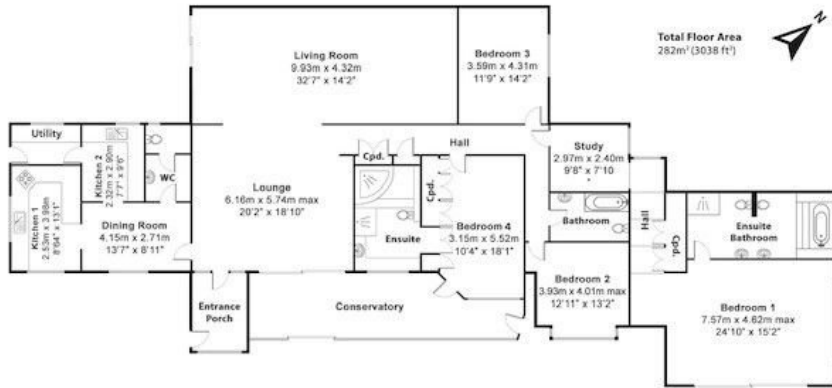


Illustration for identification purposes only, measurements are approximate, not to scale.

- Stunning Sea Views
- Three Bathrooms
- Large Garden
- Countryside Walks
- Four Double Bedrooms
- Parking for Multiple Vehicles
- Huge Potential
- No Forward Chain



Energy Efficiency Rating		
	Current	Potential
Very energy efficient – lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient – higher running costs		
England & Wales	EU Directive 2002/91/EC	

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