



**52 Langley Avenue, Brixham – TQ5 9JG**

Guide Price **£630,000**







## 52 Langley Avenue

Brixham

Stunning detached property in quiet cul-de-sac offers modern family living with sea views. Spacious living area, sea-facing garden, well-appointed kitchen, driveway parking. Conveniently located near amenities and beaches. Unique opportunity for hassle-free move into dream coastal home.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Four bedrooms
- Detached Property
- Large sea facing garden to the rear
- Sea views
- Driveway parking for two-three cars
- Living room/diner
- Fitted kitchen
- Within half of a mile of shops, beaches and bus routes
- Quiet cul-de-sac location
- No onward chain





# 52 Langley Avenue

Brixham,

The property is situated approximately 3/4 of a mile from Brixham town centre which boasts an array of shops, facilities and amenities as well as the picturesque Brixham harbour surrounded by a range of boutique shops, bars and restaurants. The main number 12 bus service can be found here with connections to the neighbouring towns of Paignton and Torquay. Primary and secondary schooling are both located within a quarter to half a mile distance, as is Brixham rugby club and swimming pool.

## Absolute Sales & Lettings

Absolute Sales & Lettings, 36 Fore Street – TQ5 8DZ

01803 214214

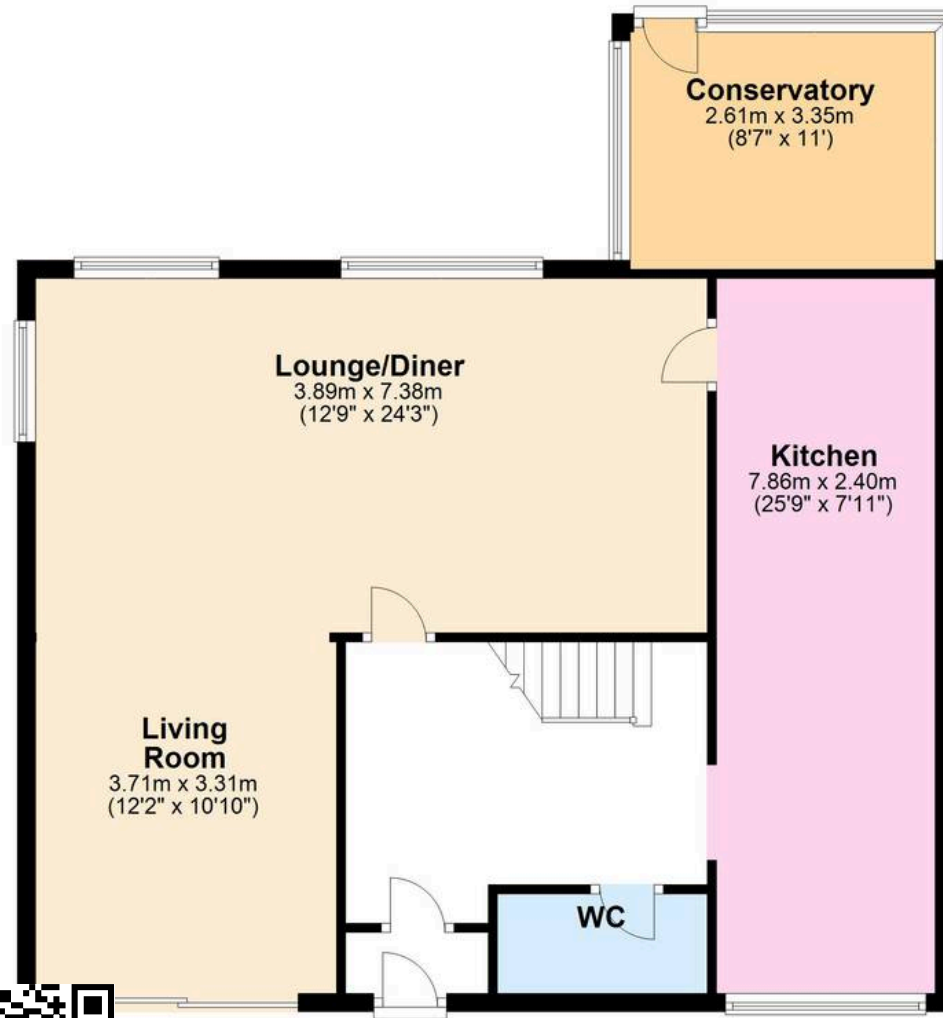
[brixham@movewithabsolute.co.uk](mailto:brixham@movewithabsolute.co.uk)

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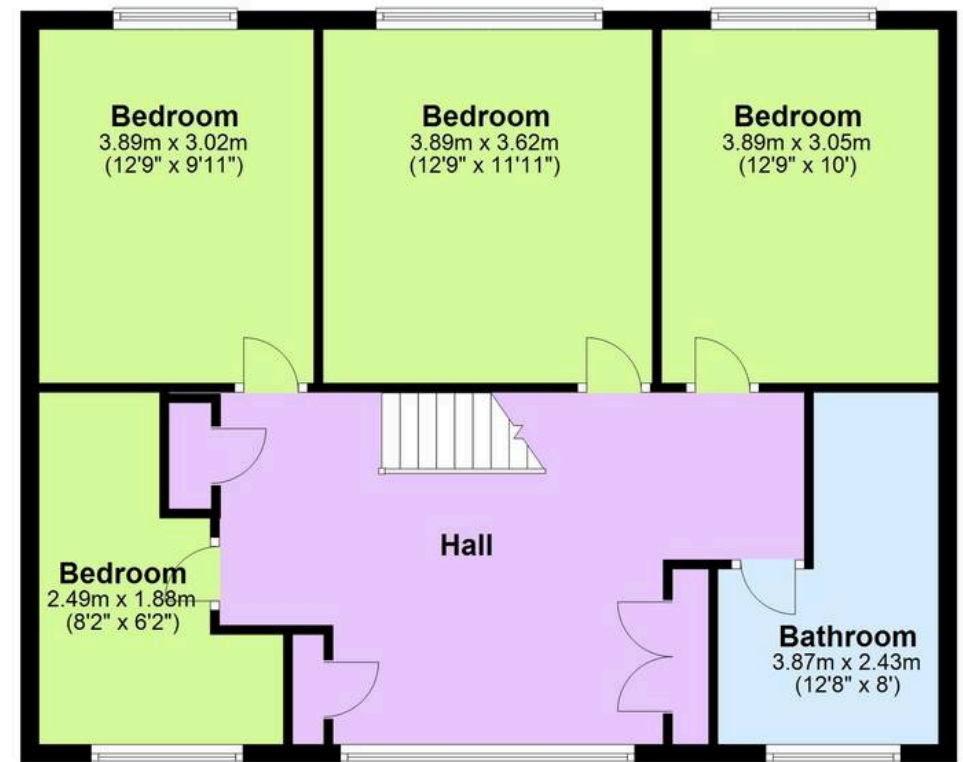
## Ground Floor

Approx. 86.3 sq. metres (928.4 sq. feet)



## First Floor

Approx. 77.7 sq. metres (836.2 sq. feet)



Total area: approx. 163.9 sq. metres (1764.6 sq. feet)

Approx.  
Plan produced using PlanUp.

