



52, Langley Avenue



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Brixham, TQ5 9JG

Exeter 30 miles Plymouth 34 miles Totnes 10 miles

Step inside this exceptional family home located at the coveted seaward end of Langley Avenue in Brixham. set in a quiet, exclusive cul-de-sac, this property offers stunning Harbour views stretching out to sea.

- Four Bedroom Detached Home
- Far Reaching Harbour & Sea Views
- Quiet Cul-de-Sac Location
- Offered with No Forward Chain
- Ample Off Road Parking
- Private Level Garden
- Council Tax Band F
- Freehold

Asking Price £675,000

SITUATION & DESCRIPTION

Step inside this exceptional family home located at the coveted seaward end of Langley Avenue in Brixham. set in a quiet, exclusive cul-de-sac, this property offers stunning Harbour views stretching out to sea. The home boasts breath-taking panoramic views of both the town and out to sea, a rare feature for a property of this calibre. Adding to its appeal, "Aurora" includes an expansive rear garden and ample parking. This is truly a unique opportunity to own a remarkable residence in a highly desirable location.

Brixham, once known as the great fishery of the west, boasts a vibrant fishing port surrounded by colourful houses that paint a picturesque coastal scene. Renowned for its world-class seafood, the town's historic harbour is a hive of activity, flanked by quaint boutiques and restaurants showcasing the local produce. Enthusiasts of the outdoors will appreciate its scenic coastal walks, golden beaches, and panoramic views from Berry Head National Nature Reserve. Embodying a unique blend of tradition and community spirit, Brixham promises a unique blend of serene seaside living and vibrant community spirit.



ACCOMMODATION

Approached via a spacious driveway suitable for three cars or a caravan, this property opens into a welcoming entrance porch and a generous hallway with a convenient downstairs WC. The bright, dual-aspect kitchen features a modern high-gloss finish and quality appliances, with access to a rear conservatory and dining area. The expansive living area includes a cosy lounge with charming views over the front garden, and a large dining space framed by picture windows that showcase stunning harbour and sea views. A central log burner adds warmth and character to this inviting, social space for all the family to enjoy.

Drift upstairs, where a spacious landing with ample storage leads to four generous bedrooms. Three of the bedrooms, located at the rear of the property, are well-presented doubles that each offer commanding and panoramic sea views. The fourth bedroom, situated at the front, is equally well-presented and would make an excellent home study/office if needed. A classically designed four-piece bathroom serves the first floor and finishes the accommodation for the property.

OUTSIDE

The outdoor space of this property is a true gem, especially the rear garden. Stepping out from the conservatory onto a raised deck, you'll be welcomed by an exceptional mostly level garden area, beautifully curated and meticulously maintained. At its heart, a stunning pond is surrounded by a patio that leads to a sun terrace and dining area, perfectly positioned to take in views of the town and harbour. This garden has a sunny aspect creating your very own private oasis, offering showstopping views. Additionally, there is a large garden shed at the rear and a convenient side store off the property.

SERVICES

Mains drainage, water, gas and electricity. Up-to Superfast broadband available with Openreach in the area. Mobile coverage likely with EE.

LOCAL AUTHORITY

Torbay Council, Town Hall, Castle Circus, Torquay, TQ1 3DR.

VIEWING ARRANGEMENTS

Strictly by prior appointment with Stags on 01803 200160.

DIRECTIONS

From our office in Torquay, follow Vaughan Rd to Torbay Rd/A379 continue on Torbay Rd. Take B3201, Dartmouth Rd/A379 and A3022 to Cudhill Rd in Brixham follow Cudhill Rd to Langley Ave where the property can be found almost directly in front of you at the head of the Cul-de-Sac.



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Approximate Gross Internal Area = 157.8 sq m / 1699 sq ft

Ground Floor

First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1111860)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	71	79
(55-68)	D		
(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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