



Berry Cottage Brixham Road, Paignton

Paignton

£795,000



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Paignton, Paignton

This characterful four bedroom detached home presents a rare opportunity to acquire a spacious residence in a sought-after residential location, offering excellent access to local transport links and amenities. Set on a generous plot with a substantial frontage, the property is approached via a driveway providing ample parking for several vehicles, as well as a double garage for additional convenience. The flexible and well-proportioned accommodation is arranged over two floors, featuring a welcoming entrance hall that leads to a bright and airy main living room, a separate dining area, and a fitted kitchen. A sun lounge provides a relaxing space to enjoy natural light throughout the day, while the dedicated gym and sauna room offer the perfect environment for health and wellbeing within the comfort of your own home. Upstairs, four well-sized bedrooms provide comfortable accommodation for families or guests, with the principal bedroom benefitting from generous proportions and extensive fitted storage. A family bathroom and additional en-suite facilities (requiring completion) add further practicality for busy households. The property has undergone a programme of works in recent years, with many improvements already made, yet it now offers the new owner the chance to finish and personalise the remaining elements to their own taste and specification.



The large plot ensures a good degree of privacy and seclusion. The landscaped gardens, which include a partially completed pool area, offer tremendous potential for further enhancement and could be transformed into a stunning retreat with some additional works. This property is perfect for buyers looking to create their dream home in a prime location, combining classic charm with the opportunity to add value and style. With its impressive frontage, generous parking, and versatile living spaces, this detached house is ideally suited to families or those seeking a spacious and adaptable residence. Early viewing is highly recommended to appreciate the full potential and scope this unique home has to offer.

What3words - stick.snuggled.binds

Front Garden

Large sweeping area laid mostly to lawn with mature trees lining the front boundary with driveway access leading to the double garage and the property.

Rear Garden

Landscaped area with pool and raised borders and steps to the rear and patio. Some works are now required to finish the works.

DRIVEWAY

7 Parking Spaces

Driveway parking for several cars with a gravelled area providing further parking space if required

GARAGE

Double Garage

Double garage with direct access to the property and a storage room to the rear, power and light.



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Situated in a popular residential area with local amenities including supermarket, regular bus service, 24 hour gym and coffee shop. The town centre and beach are approximately 2 miles distant. Paignton town centre offers a range of shopping plus cafes, bars and restaurants. There is a lovely sandy beach, pleasure green, pier and picturesque harbour.

Council Tax band: G

Tenure: Freehold

- Character four bedroom detached home with potential to improve
- Popular residential Location with good access to transport links
- Offered with No Forward Chain, generous plot with large frontage
- Double garage & parking for several cars
- A programme of works has been undertaken however, now needs completing
- Landscaped gardens with pool, in need of further works
- Secluded position affording a good degree of privacy
- Sun lounge, Gym and sauna room





ABSOLUTE



Ground Floor

Approx. 262.3 sq. metres (2823.4 sq. feet)



First Floor

Approx. 127.1 sq. metres (1368.6 sq. feet)



Total area: approx. 389.4 sq. metres (4191.9 sq. feet)





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