

Steepholm, 16 Milton Park, Brixham, Devon, TQ5 0AT
Freehold House - Detached
Offers Over £360,000

boycebrixham

email property@ljboyce.co.uk call 01803 852736

'Steepholm' is a substantial FOUR BEDROOM DETACHED HOUSE with so much to offer. Set on a unusually large and sunny plot with open views over Brixham out to Torbay beyond. Located approximately 1-mile from the harbour and the town centre with quick access in-and-out of the town via Summer Lane or up to Hillhead for Kingswear and Dartmouth. Within a 2 mile radius are many beautiful coastal walks and beaches including Sharkham Point, St Mary's Bay, Berry Head Country Park, and Brixham Breakwater. There are local shops at St Mary Square approximately half a mile away. A bus service runs from Milton Street to the centre/harbour area or Kingswear in the other direction.

The property itself comprises two especially large reception rooms, a family bathroom and a spacious, light-and-bright kitchen on the entrance level, with four well proportioned bedrooms and a shower room on the top floor. Beneath the property is a large garage/workshop and heaps of under-house storage. The property would benefit from a schedule of modernisation throughout, and the potential rewards after investment are clear to see.

Outside, there is driveway parking, a low maintenance frontage and an especially large detached garage to the roadside - ideal for additional storage or as a separate workshop etc. To the rear of the property is a very private a sunny rear garden off of the back of the house. Mostly laid to lawn with several clearly defined areas including spaces for al-fresco dining, for enjoying the sun and views and for entertaining guests. There is an unusually large 'woodland' area reaching about 60 meters west from the property. A large and versatile space flanking the Southdown Hills behind.

This property is being sold on behalf of a corporate client. It is marketed subject to remaining on the market until contracts are exchanged. As part of a deceased's estate it may not be possible to provide answers to the standard property questionnaire. Please refer to the agent before viewing if you feel this may affect your buying decision.
**Please note that any services, heating system or appliances have not been tested, and no warranty can be given or implied as to their working order. **

Council Tax Band: D

4 2 3

- Large Detached Family Home
- Spectacular Open Views
- Two Sizeable Garages & Driveway
- Quiet, Semi-Rural Location
- Four Good Sized Bedrooms
- Exceptionally Large Garden
- Great Scope For Modernisation
- Offered With No Onward Chain









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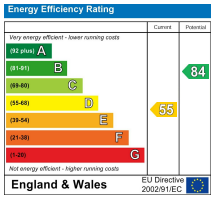
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TOTAL FLOOR AREA : 2186 sq.ft. (203.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Current EPC Rating: D



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Please note floorplans are to be used as a guide only. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of the property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from their solicitor. You are advised to check the availability of this property before travelling distance to view.

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