

47 Elm Road, Brixham, TQ5 0DH
Freehold House - Semi-Detached
£250,000

boycebrixham

email property@ljboyce.co.uk call 01803 852736

Occupying an elevated position within a well-regarded cul-de-sac, this attractive and deceptively spacious family home enjoys far-reaching views across Brixham, the surrounding countryside and towards the sea in the distance. Beautifully presented throughout, the property offers bright, versatile accommodation arranged over four split levels, creating an interesting and practical layout ideally suited to modern family living.

A short flight of steps leads to the front entrance vestibule, opening into a wonderfully light and airy dual-aspect lounge, where large windows make the most of the open southerly outlook. The spacious kitchen/dining room is positioned towards the rear of the property and features a quality fitted kitchen with an excellent range of cupboards and generous worktop space, alongside ample room for family dining. A particularly useful addition is the versatile occasional room, positioned above the garage and currently used as a music room. This adaptable space would work equally well as a home office, hobby room or additional sitting room.

The bedroom accommodation comprises three well-proportioned rooms, including two generous doubles and a comfortable single bedroom. Each room is tastefully presented and enjoys a pleasant outlook towards either the front or rear of the property. A smart, immaculately maintained family bathroom serves the bedrooms, completing the accommodation.

Outside, the property benefits from driveway parking leading to an integral garage (with new garage door), which is equipped with light, power and plumbing provision for laundry appliances. To the rear, the garden has been thoughtfully arranged over two distinct levels, providing an attractive combination of outdoor spaces. A delightful decked terrace offers the perfect setting for alfresco dining, summer barbecues and entertaining, whilst the adjoining lawn enjoys a sunny, private position with a good degree of seclusion.

The property is ideally suited to a variety of purchasers, from growing families and first-time buyers to those seeking a well-maintained home in an established residential setting. With gas central heating (WITH A NEWLY INSTALLED WORCESTER COMBI BOILER), uPVC double glazing and beautifully presented interiors, there is very little to do other than move in and enjoy. Combining flexible living accommodation, attractive gardens and wonderful open views, this is a lovely home with plenty to offer.

**Council Tax Band: C**

3 1 2

- Freehold Family Home
- Sunny & Private Terraced Rear Garden
- New Worcester Combi-Boiler
- Driveway Parking & Garage
- Enjoying Pleasant Open Views
- Freehold / Council Tax C









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GARAGE
108 sq.ft. (10.0 sq.m.) approx.

GROUND FLOOR
430 sq.ft. (40.0 sq.m.) approx.

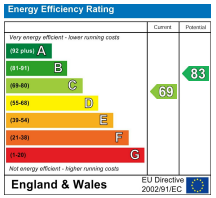
1ST FLOOR
325 sq.ft. (30.2 sq.m.) approx.




TOTAL FLOOR AREA : 863 sq.ft. (80.2 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: C




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