

8 CLOVER PARK BRIXTON



MARCHANT PETIT

COASTAL, TOWN & COUNTRY

8 Clover Park | Brixton | Devon | PL8 2FQ

Completed in 2022 and still benefitting from the remainder of a 10-year ICW warranty, this contemporary detached home forms part of Clover Park, a small and well-planned development of just 28 houses. Built by AdPad Construction, 8 Clover Park is a three-bedroom link-detached home offering approximately 957 sq ft of light-filled accommodation, carefully arranged for modern day-to-day living. Occupying a wider plot than many within the development, it also benefits from a level private garden, generous parking and a garage.

The ground floor has been designed with ease and practicality in mind, centred around a bright kitchen, dining and sitting room that feels naturally connected and easy to live in. With windows on three sides, the space draws in light throughout the day, while tri-fold doors open directly onto the garden, extending the living space outside in the warmer months. The kitchen is fitted with integrated appliances and finished in a clean, current style, while Karndean flooring runs throughout the ground floor and continues into the bathrooms upstairs. A generous entrance hall and cloakroom add further practicality.

Upstairs, there are three comfortable bedrooms, including a principal bedroom with en suite shower room, as well as a family bathroom. The layout will appeal to a broad range of buyers, whether as a main home, a move into the village, or a house that offers flexibility for family life, guests or working from home.

Outside, the wider plot is a genuine advantage. A broad driveway provides side-by-side parking and leads to a spacious garage, while the rear garden is enclosed, level and private, with a terrace and lawn that make it easy to enjoy outdoor dining, children's play or simply a bit more room around you.

Setting and Lifestyle

Clover Park sits in the heart of Brixton, a well-connected South Hams village that combines a friendly community with excellent access to Plymouth City Centre, around six miles away. The village offers a much loved pub, a garden centre with café, a local garage and a popular fish and chip shop. Families are well served by St Mary's C of E Primary School, rated Outstanding, with Ivybridge Community College and Coombe Dean School among the strong secondary options within easy reach. Local clubs and village events help create a genuine sense of community.

For outdoor living, the area is exceptionally well placed. Footpaths lead from the village into open countryside and down towards Cofflete Creek, while the sandy beaches at Wembury and Mothecombe are a short drive away. Residents can also apply for mooring rights on the Yealm Estuary, a beautiful setting for sailing, paddle boarding and other water sports, and Dartmoor National Park is close by for walking, cycling and riding.

Plymouth, Britain's Ocean City, provides theatres, restaurants, historic waterfront destinations and major retail. With mainline rail services to London and ferry links to Europe, it offers impressive connectivity.



Property Details

Services:	Mains water, electricity, gas and drainage.
EPC Rating:	Current: B - 84, Potential: A - 95, Rating: B
Council Tax:	Band D
Tenure:	Freehold
Authority	South Hams District Council, Follaton House, Plymouth Road, Totnes, Devon, TQ9 5HE, Tel: 01803 861234

Directions

Travelling along the A379 from Yealmpton towards Brixton, as you enter the village, just after the Foxhound Inn is the entrance to Orchard Road on your right hand side, just before the roundabout. Follow the road all the way through Orchard Road, into Daisy Park and then into Clover Park. Follow the road to the top of Clover Park and you will find number 8 on your right.

Viewing

Strictly by appointment with the sole agents, Marchand Petit, Newton Ferrers Office. Tel: 01752 873311

Fixtures & Fittings

All items in the written text of these particulars are included in the sale. All others are expressly excluded regardless of inclusion in any photographs. Purchasers must satisfy themselves that any equipment included in the sale of the property is in satisfactory order.

Key Features:

- Built in 2022 by AdPad Construction with remaining 10-year ICW warranty
- 3-bed link-detached home (approx. 957 sq ft) in a small 28-home development
- Bright open-plan living space with tri-fold doors to the garden
- Modern kitchen with integrated appliances and Karndean flooring
- Principal bedroom with en suite plus family bathroom
- Larger plot with private garden, driveway parking, and garage
- Well-connected village setting near Plymouth
- Easy access to coast and Dartmoor National Park



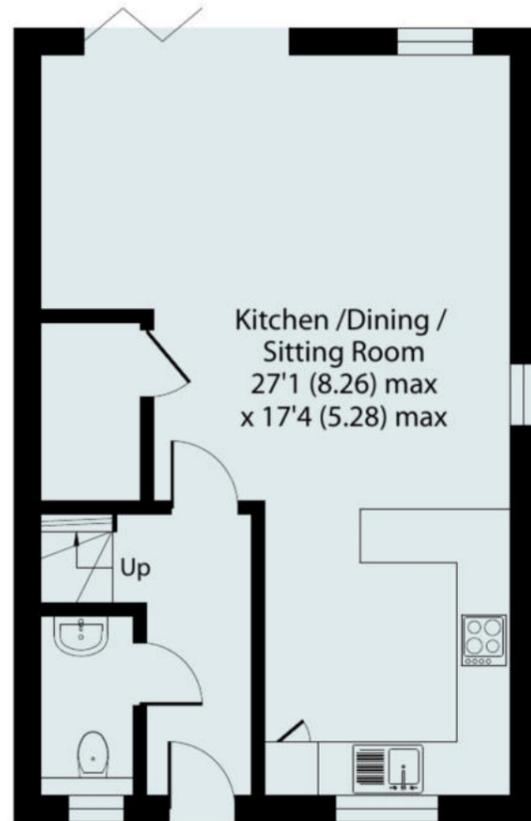
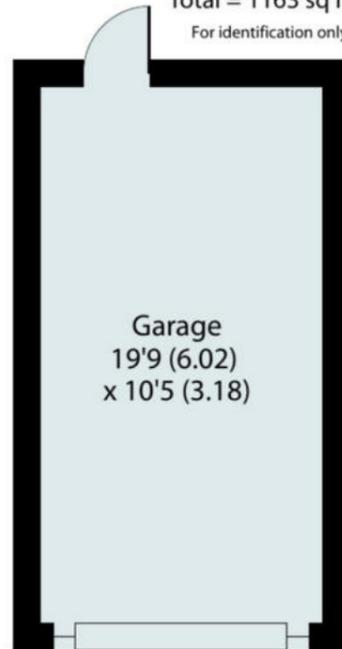


Approximate Area = 957 sq ft / 88.9 sq m

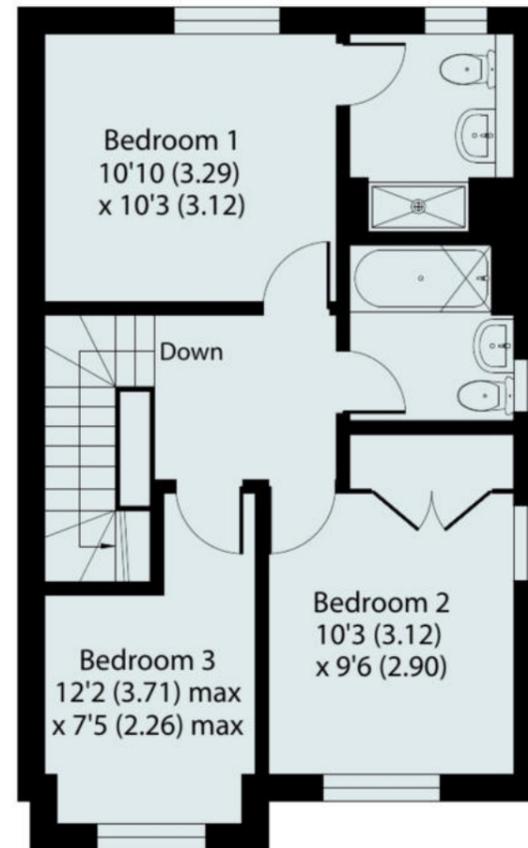
Garage = 206 sq ft / 19.1 sq m

Total = 1163 sq ft / 108 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Marchand Petit Ltd. REF: 1428773

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MONEY LAUNDERING REGULATIONS - Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.

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