



Asking Price Of £325,000

Ocean View Drive,
Brixham, TQ5 0BA

A deceptively spacious and well-presented three-bedroom linked house offering a rare combination of features. The property benefits from generous parking to the front, an exceptionally large double-length garage with workshop and utility area, and an extensive rear garden with vehicular access from Ocean View Crescent. The home has been modernised throughout and is presented in excellent decorative order with new carpets fitted across the majority of the accommodation. The layout provides flexible living with a ground floor bedroom and en-suite, while the main living accommodation is located on the first floor to make the most of the open views across the surrounding countryside and towards Brixham and the sea.



GROUND FLOOR

ENTRANCE HALLWAY Accessed via a UPVC double glazed front door with tiled flooring and internal door leading to the garage.

BEDROOM TWO – 17' 10" x 8' (5.44m x 2.44m) A double bedroom located on the ground floor with newly fitted carpet, radiator, built-in wardrobe units and UPVC double glazed window.

EN-SUITE – (Approx. 5' 1" x 2' 10") Finished with tiled flooring and comprising a walk-in shower, WC and vanity wash basin. Additional features include an extractor fan and spot lighting.

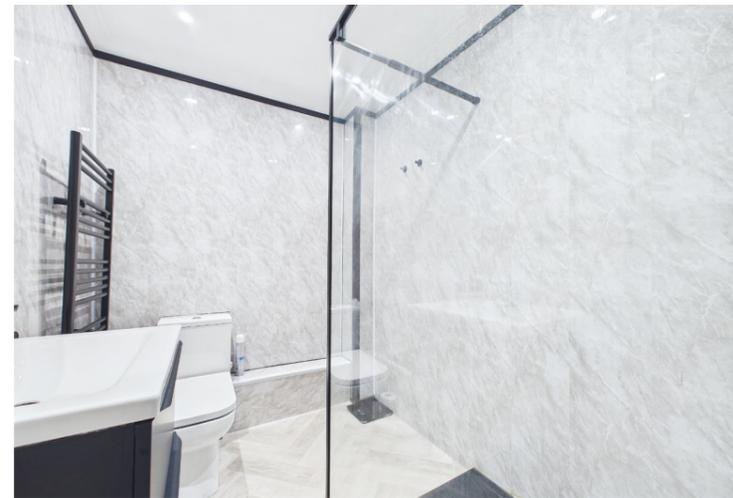
GARAGE – 32' x 13' (9.75m x 3.96m) reducing to 8' An exceptionally large double-length garage providing extensive storage and workshop space. The garage also gives access to a separate utility area, offering additional practicality.

UTILITY ROOM – 8' 2" x 6' 10" (2.49m x 2.08m) Located off the garage with fitted work surfaces, sink and space for appliances, creating a practical laundry and storage area.

FIRST FLOOR

LANDING Providing access to the main living accommodation and bedrooms.

LOUNGE / KITCHEN / DINER – 18' x 12' (5.49m x 3.66m) overall lounge space. A spacious open-plan living area with clearly defined lounge, dining and kitchen spaces. The lounge area offers plenty of room for a large sofa suite and features a log burner creating a focal point to the room. A large UPVC double glazed picture window enjoys impressive open views across the surrounding countryside and towards Brixham and the sea. The dining space provides room for a table and chairs and flows into the kitchen which features tiled flooring, a breakfast bar, built-in fridge, sink with drainer, electric oven, electric hob with extractor fan and tiled splashback walls. Spot lighting adds a modern finish to the space.



BEDROOM ONE – 12' x 11' (3.66m x 3.35m) A large double bedroom with newly fitted carpet, radiator and UPVC double glazed window.

BEDROOM THREE – 17' x 9' 4" (5.18m x 2.84m) A double bedroom with new carpet, radiator and built-in wardrobe units. A UPVC double glazed door and window provide direct access to the rear garden.

BATHROOM – (Approx. 9' 10" x 5' 5") Fitted with lino flooring and comprising a walk-in shower, WC and vanity wash basin along with a heated towel rail.

OUTSIDE

FRONT A tarmac forecourt to the front of the property provides off-road parking for multiple vehicles and access to the garage.

REAR GARDEN A particularly large rear garden arranged over several sections. Immediately behind the property is a paved terrace with steps leading through landscaped terraced areas. At the top of the garden is a substantial level section arranged across two levels bordering open countryside. This area benefits from vehicular access via double gates from Ocean View Crescent and enjoys impressive open and sea views across Brixham.

Address 'Ocean View Drive, Brixham, TQ5 0BA'

Tenure 'Freehold'

Council Tax Band 'B'

EPC Rating 'TBC'

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