



Odyssea, 27 Mathill Road, Brixham, TQ5 0DP
Freehold House - Detached
£579,950

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email property@ljboyce.co.uk call 01803 852736

Newly built in 2010, and available for the first time since, 'Odyssey' is tucked away on a private lane off Mathill Road - impossible to see from the roadside - and is a sprawling four/five bedroom, architect designed detached family residence, set on an impressive level plot which is secluded and enjoys a lovely sunny aspect.

The location is handily positioned approximately 1 1/4 mile from Brixham Harbour and town centre (bus service to hand if required). Access in and out of Brixham is quick and direct - avoiding the very central areas - via Laywell Road and Monksbridge. There are useful local shops at nearby Summercourt Way and St. Mary's Square including a sub Post Office/Store. Within a two mile radius are many wonderful coastal walks and beaches including Berry Head Country Park, Sharkham Point, Elberry Cove and The Breakwater.

Entering the property via the spacious and impressive entrance hall, the scale of the property is immediately clear to see. Split over some well designed 'mid-levels' in order to amplify the space on offer, the ground floor offers conventional and practical living spaces including a large family living room, utility room, downstairs WC, a rear porch/boot room and a showstopping kitchen/dining/entertaining family space which opens out through hardwood bi-folding doors to the large rear garden. The first floor boasts four double bedrooms (master ensuite) as well as a family bathroom and tow very handy study or hobby rooms, as well as plenty of storage.

The kitchen is a high quality and modern arrangement, with premium appliances built in, black high gloss kitchen units and contrasting dark-red upstands on a bespoke, funky-shaped central island, all topped with sleek, solid worktops. The dining area currently doubles up as a superb entertaining space - ideal for parties or socialising. Opening out to the rear garden through a large wall of bifolding doors creating a fabulous inside/outside space. The large family living room, on the lower mid-level also opens out through matching bi-folding doors onto a sunken garden which again would make for a versatile social space directly off the property.



- Detached Freehold Family Home
- Two Especially Large Reception Rooms
- Offered With No Onward Chain
- Council Tax Band F
- Ample Off Road Parking For Four Vehicles
- Sunny & Private South Facing Gardens



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The first floor boasts four good size double bedrooms, including the master bedroom with bi-folding balcony overlooking the rear garden and taking in a superb view South as well as a generously sized en-suite bathroom. There is a stylish family bathroom and two versatile studies/home office's which would suit families with more than one person working from home.

Outside, the impressive wraparound gardens offer several well defined areas to enjoy, from spacious decking and hard patio area, to open lawns, to the aforementioned sunken area off the lounge, to the gravelled area to the front-right of the property, which would be a good spot to create a garage space if required. The the front of the property are several parking spaces directly outside on the low-maintenance gravel-laid frontage.

The property is heated with gas-fired underfloor heating throughout, independently controlled around the house, and solar panels have been installed on the roof (and are owned outright) making for an additional, efficient source of energy for what is undoubtedly a particularly large home, and there is of course, double glazed windows throughout the property.

No Onward Chain.



Council Tax Band: F



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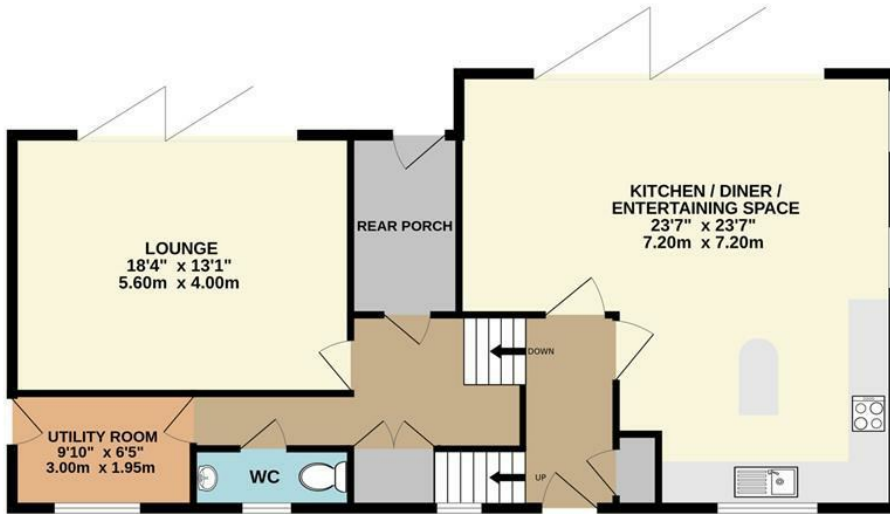
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GROUND FLOOR
1048 sq.ft. (97.4 sq.m.) approx.



1ST FLOOR
997 sq.ft. (92.7 sq.m.) approx.



TOTAL FLOOR AREA : 2045 sq.ft. (190.0 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: B

| Energy Efficiency Rating | | Current | Potential |
|---|-------------------------|---------|-----------|
| Very energy efficient - lower running costs | | | |
| (92-100) A | | | |
| (81-91) B | | 81 | 87 |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | EU Directive 2002/91/EC | | |

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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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