

2 RUSSET WAY BRIXTON



MARCHAND PETIT
COASTAL, TOWN & COUNTRY

2 Russet Way | Brixton | Plymouth | Devon | PL8 2FR

Completed in 2022 by AdPad Construction, Russet Way is a smart three-bedroom semi-detached home of approximately 954 sq ft, forming part of a later phase of 28 homes on the northern side of the wider Canes Orchard development in the popular South Hams village of Brixton. Still benefitting from the remainder of its 10-year ICW warranty, the house combines an easy, modern layout with an enclosed garden, single garage and driveway parking for two cars.

The ground floor is centred around a generous open-plan kitchen, dining and sitting room, creating one sociable space that works equally well for everyday family life and entertaining. The kitchen is fitted with a good range of cabinetry and integrated appliances, while the dining and sitting areas extend towards tri-fold doors opening directly onto the rear garden. In the warmer months the doors can be opened back to connect the house with the terrace and garden beyond, while the glazing brings good natural light into the room throughout the year.

Karndean flooring runs through much of the ground floor, giving the accommodation a practical, cohesive finish, and a generous entrance hall and cloakroom complete the downstairs space.

Upstairs are three comfortable bedrooms. The principal bedroom has its own en suite shower room, while the remaining two bedrooms share a family bathroom. The layout offers useful flexibility: all three rooms work comfortably as bedrooms, while one could equally provide a dedicated home office for those looking to work from home without compromising the main living space.

Outside, the rear garden is enclosed, with a terrace immediately outside the house and an area of lawn beyond. It provides a manageable amount of outside space for dining, children, pets or simply enjoying the warmer months without requiring the maintenance of a particularly large garden.

Parking is particularly good for a modern three-bedroom home, with a private driveway providing space for two cars together with a single garage, offering valuable additional parking, storage or space for bikes and outdoor equipment.

SETTING AND LIFESTYLE

Brixton works particularly well for those wanting village life while remaining within easy reach of Plymouth, the coast and the wider South Hams. The village has a strong year-round community and a useful range of everyday amenities including a popular pub, garden centre and café, local garage and fish and chip shop, while St Mary's C of E Primary School is also within the village.

For those who enjoy being outdoors, footpaths lead directly from Brixton into the surrounding countryside and towards Cofflete Creek, while the coastline at Wembury and Mothecombe is only a short drive away. Both offer access to beautiful stretches of the South West Coast Path and some of the area's best coastal scenery.

The nearby Yealm estuary at Newton Ferrers and Noss Mayo is a particularly attractive destination for sailing, paddle boarding and days beside the water, while Dartmoor National Park opens up a completely different landscape for walking, cycling and riding.

Plymouth city centre is approximately six miles away, making Brixton a practical choice for those commuting into the city. Plymouth offers an extensive range of shopping, restaurants, theatres and waterfront destinations, together with a mainline railway station providing direct services towards London and ferry connections to continental Europe.

For buyers looking for a modern, energy-efficient home, Russet Way offers an appealing home: three bedrooms, excellent open-plan living, an enclosed garden and unusually useful parking and garaging, all within a well-connected South Hams village close to both Plymouth and the coast.



Newton Ferrers Office

01752 873311 | newtonferrers@marchandpetit.co.uk

The Green, Parsonage Road, Newton Ferrers, Devon, PL8 1AT

Property Details

Services:	Mains water, electricity, gas and drainage.
EPC Rating:	Current: B - 85, Potential: A - 96, Rating: D
Council Tax:	Band C
Tenure:	Freehold
Authority	South Hams District Council, Follaton House, Plymouth Road, Totnes, Devon, TQ9 5NE, Tel: 01803 861234

Directions

Travelling along the A379 from Yealmpton towards Brixton, on entering the village, just after the Foxhound Inn turn right into Orchard Road. Continue through Orchard Road and Daisy Park towards the newer part of the development and turn left into Russet Way, where number 2 will be found on the 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.

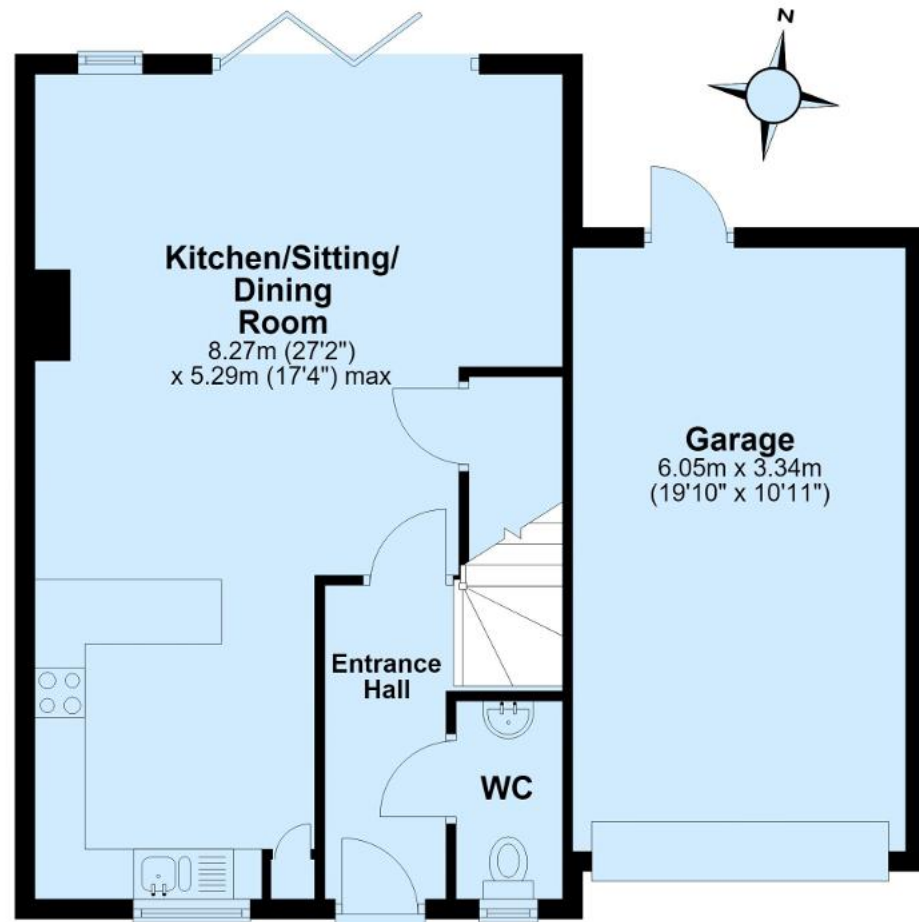
Key Features:

- Three-bedroom semi-detached home completed in 2022 by AdPad Construction
- Approximately 954 sq ft / 88 sq m of accommodation
- Remainder of 10-year ICW structural warranty
- Bright open-plan kitchen, dining and sitting room with tri-fold doors
- Principal bedroom with en suite plus family bathroom
- Enclosed, predominantly level rear garden with terrace and lawn
- Single garage and private driveway parking for two cars
- Popular South Hams village within easy reach of Plymouth, the coast and Yealm estuary



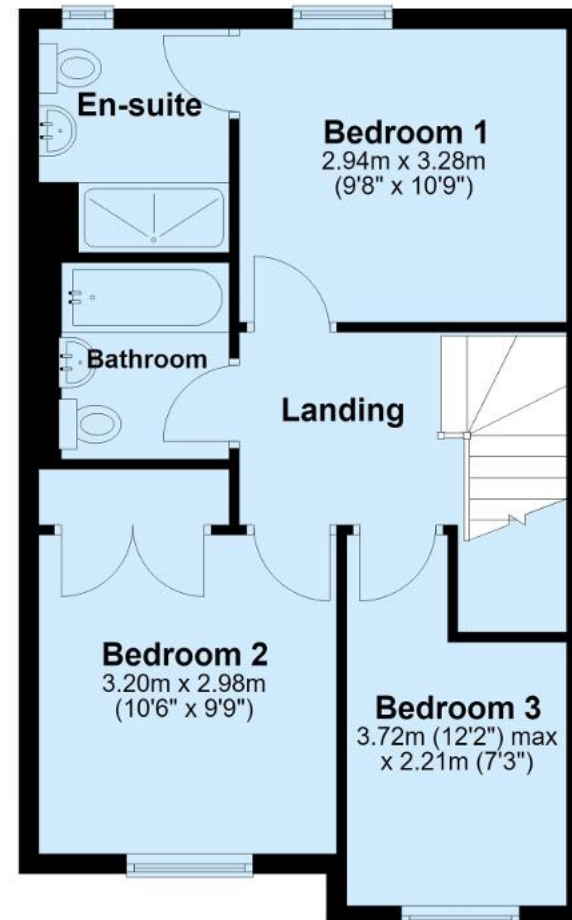
Ground Floor

Main area: approx. 43.7 sq. metres (470.9 sq. feet)
Plus garages, approx. 20.2 sq. metres (217.5 sq. feet)



First Floor

Approx. 44.9 sq. metres (483.2 sq. feet)



Main area: Approx. 88.6 sq. metres (954.1 sq. feet)
Plus garages, approx. 20.2 sq. metres (217.5 sq. feet)



IMPORTANT NOTICE 1. These particulars are for guidance only. They are prepared and issued in good faith and are intended to give a fair description of the property, but do not constitute part of an offer or contract. 2. Any description or information given should not be relied on as a statement or representation of fact that the property or its services are in good condition. Neither Marchand Petit, nor any of its employees, has any authority to make or give any representation or warranty whatsoever in relation to the property. 3. The photographs show only certain parts and aspects of the property at the time they were taken. Any areas, measurements or distances given are approximate only. 4. Any reference to alterations to, or use of, any part of the property is not a statement that any regulations or other consent has been obtained. These matters must be verified by any intending purchaser. 5. Descriptions of a property are inevitably subjective, and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. If any points of particular importance need clarifying before viewing, please do not hesitate to contact our office.

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.

Dartmouth
01803 839190

Kingsbridge
01548 857588

Modbury
01548 831163

Newton Ferrers
01752 873311

Salcombe
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Totnes
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Lettings
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