



2 Elizabeth Avenue, Brixham, TQ5 0AY
House - Semi-Detached
Asking Price £330,000

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email property@ljboyce.co.uk call 01803 852736

Situated on the rural fringe of Brixham, Elizabeth Avenue is a peaceful cul-de-sac that enjoys the perfect balance of countryside tranquillity and coastal living. The location is ideal for those who love the outdoors, with magnificent coastal and countryside walks right on the doorstep. A regular bus service also provides convenient access to Brixham town centre, Paignton, and Kingswear, making it an excellent setting for both families and commuters alike.

This beautifully extended home offers an impressive amount of versatile accommodation, making it perfectly suited to growing families or those seeking multi-generational living. With generous living space throughout, the property also provides the flexibility of a ground floor bedroom and bathroom, creating an ideal option for a granny annexe or guests requiring accessible accommodation.

Upon entering the property, you are welcomed by a spacious entrance hallway that leads through to a highly practical boot room positioned at the heart of the home. This useful space is perfect for storing coats, boots, outdoor equipment, pet accessories, or children's belongings, helping to keep the main living areas and bedrooms organised and clutter-free after days spent exploring the surrounding countryside.

Undoubtedly one of the standout features of this exceptional home is the stunning vaulted kitchen and dining extension. Beautifully designed with an extensive range of contemporary fitted units and integrated appliances, this impressive space is ideal for entertaining friends or catering for larger families. Flooded with natural light, the kitchen also enjoys direct access to the rear garden, seamlessly blending indoor and outdoor living.

Adjoining the kitchen is a generously proportioned lounge that was formerly arranged as a lounge and dining room. Now dedicated solely to relaxing, this welcoming room offers ample seating space for the whole family and creates the perfect setting for cosy evenings or entertaining guests in comfort.



- Peaceful rural edge of Brixham
- Flexible four or five bedrooms
- Ideal multi-generational family living
- Stunning vaulted kitchen extension
- Beautiful sunny south-facing garden
- Owned solar panels and battery



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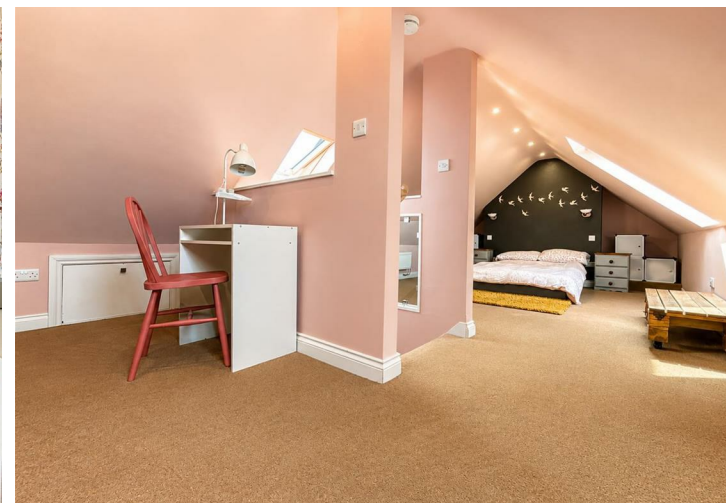
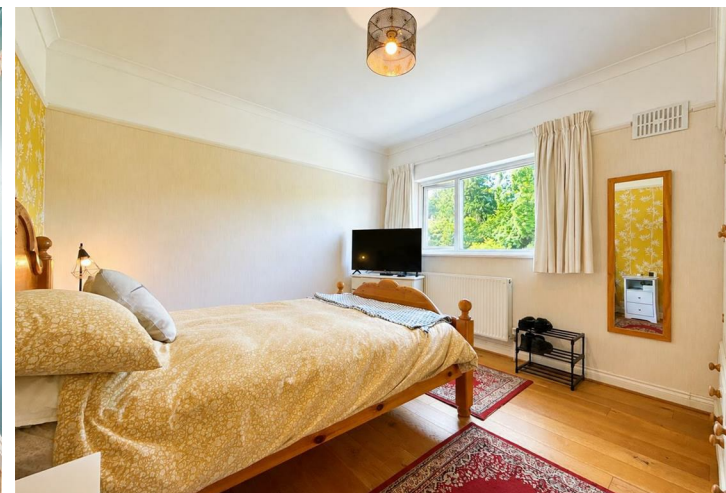
The first floor offers well-planned family accommodation with three spacious double bedrooms and excellent storage on the landing, ideal for linen, towels, and everyday essentials. The principal bedroom benefits from its own en-suite shower room, while the remaining bedrooms provide generous proportions, making them ideal for teenagers, family members, or visiting guests. A well-appointed family bathroom completes this level.

Stairs rise to an impressive second-floor loft room, creating an incredibly versatile additional living space. Large enough to comfortably accommodate a bedroom suite along with a separate seating area or dressing room, this superb room offers endless possibilities. Depending on your requirements, the home can provide four or even five bedrooms if the ground floor study is utilised as an additional bedroom.

Outside, the beautifully landscaped rear garden is a true highlight of the property. Enjoying a sunny southerly aspect, the garden is bathed in sunshine throughout the day and provides a wonderful setting for relaxing or entertaining. A spacious patio directly outside the kitchen creates the perfect spot for al fresco dining while taking in views across the surrounding countryside and rolling Devon hills.

Beyond the patio, the gardens continue to impress with level lawns, established borders, and mature planting that provide year-round colour while requiring relatively low maintenance. A central seating area is complemented by a greenhouse, Wendy house, and shaded retreat beneath mature trees. Further down the garden, there are beautifully established wildflower-style planting areas alongside a generously sized chicken run, thoughtfully positioned away from the main house and offering excellent space for those looking to embrace a more sustainable lifestyle.

Completing this outstanding home is an excellent range of energy-efficient features that help reduce running costs. The property benefits from an owned solar energy system comprising 11 x 455W solar panels together with a 5kW battery storage system, allowing excess electricity to be stored or exported back to the grid. Combined with a modern gas combination boiler and PVCu double glazing throughout, this impressive home offers comfortable, efficient living without compromising on space or lifestyle.

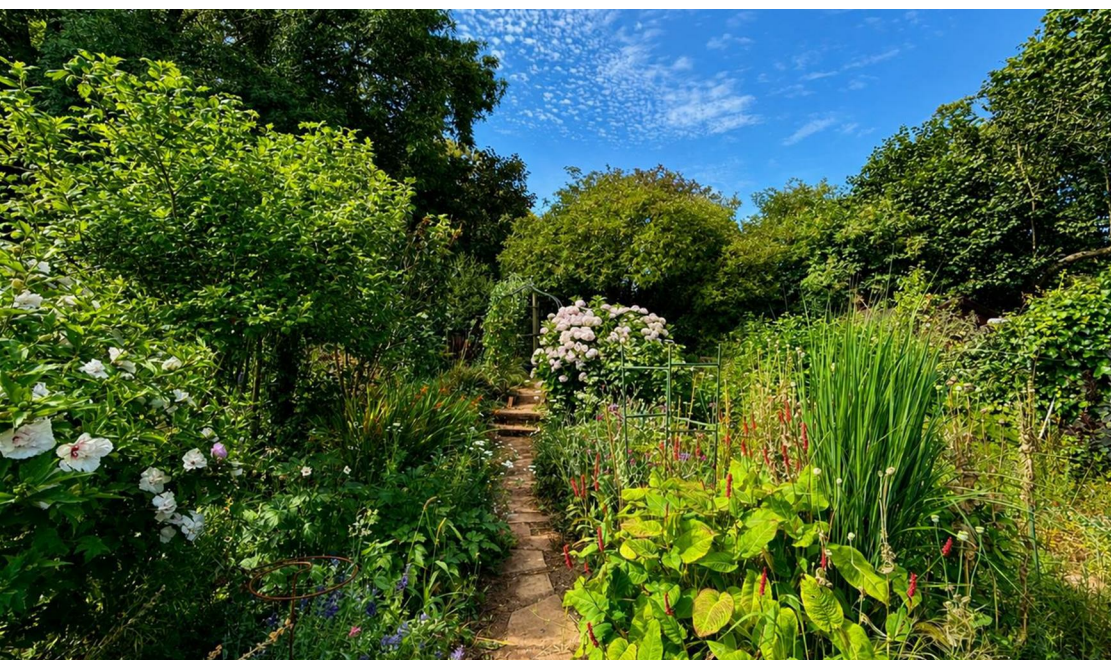


Council Tax Band: C

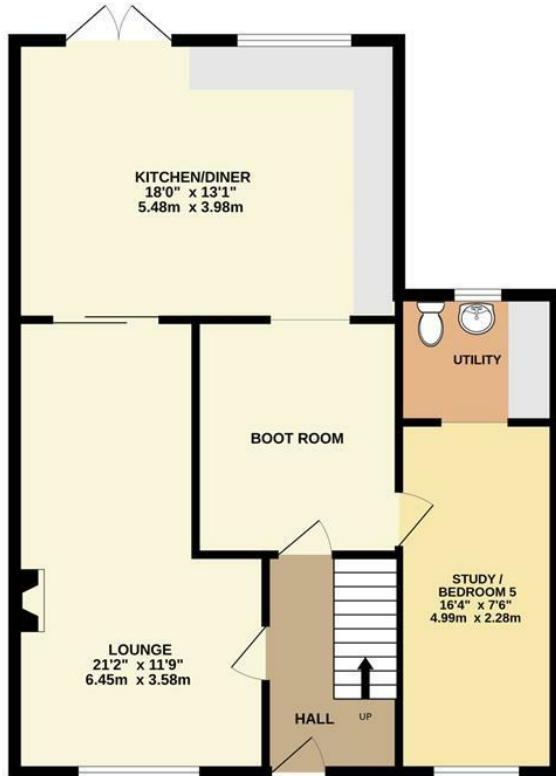


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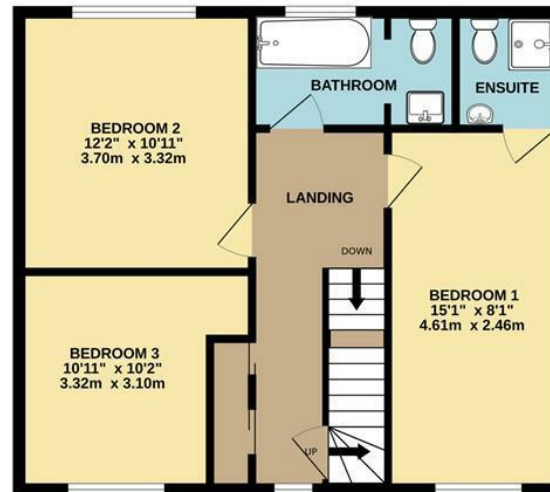
GROUND FLOOR
775 sq.ft. (72.0 sq.m.) approx.



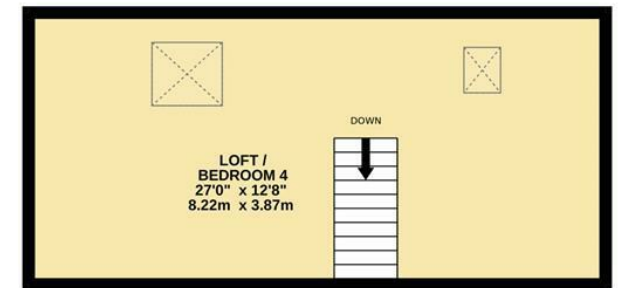
TOTAL FLOOR AREA : 1682 sq.ft. (156.2 sq.m.) approx.

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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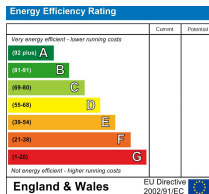
1ST FLOOR
564 sq.ft. (52.4 sq.m.) approx.



2ND FLOOR
342 sq.ft. (31.8 sq.m.) approx.



Current EPC Rating:



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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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