



1 Wolborough Gardens, Brixham

Guide Price £895,000

A stunning detached house located in one of Brixham's most desirable residential areas enjoying breathtaking sea and coastal views. The accommodation is both spacious and versatile with excellent easily maintained private and sunny gardens.

Bedrooms: 4 | Bathrooms: 2 | Receptions: 2

- Stunning sea and coastal views
- Spacious detached property
- Highly regarded location
- Reverse level accommodation
- Four bedrooms
- Two bathrooms plus cloakroom
- Double garage
- Additional parking
- Lovely gardens
- Gas central heating

Tenure: Freehold

Property Type: Detached House

Bedrooms: 4 | **Bathrooms:** 2 | **Receptions:** 2

Council Tax Band: G

A stunning detached house located in one of Brixham's most desirable residential areas enjoying breathtaking sea and coastal views. The property was built in the 1980s and has been in the ownership of our clients since 1996. The accommodation is both spacious and versatile with excellent easily maintained private and sunny gardens. This house is reverse level so the main living accommodation has the best of the views with the remainder of the accommodation on the lower ground floor. All four bedrooms are of a particularly good size and the open plan kitchen has access onto a large seaward facing sun terrace. There is a separate dining room also with access onto the terrace and the lounge is very spacious with a dual aspect enjoying the stunning views. The principal bedroom is served by a generous en-suite with separate shower. There is also a cloakroom with WC on this floor. On the lower ground floor as well as the three further bedrooms and a recently installed quality family bathroom, there is also a utility room with access to the outside. The property has good privacy with some mature trees and stone walling and metal gates provide access onto the large driveway with parking for several vehicles. There's also space for a motorhome or boat if required. The large detached garage has excellent storage and workshop space with additional storage in the eaves. The rear garden is to the seaward side and is very open but again with privacy. There was originally a swimming pool but this has previously been filled in providing very low maintenance area laid to paving and gravel.

POSTCODE: TQ5 9DD

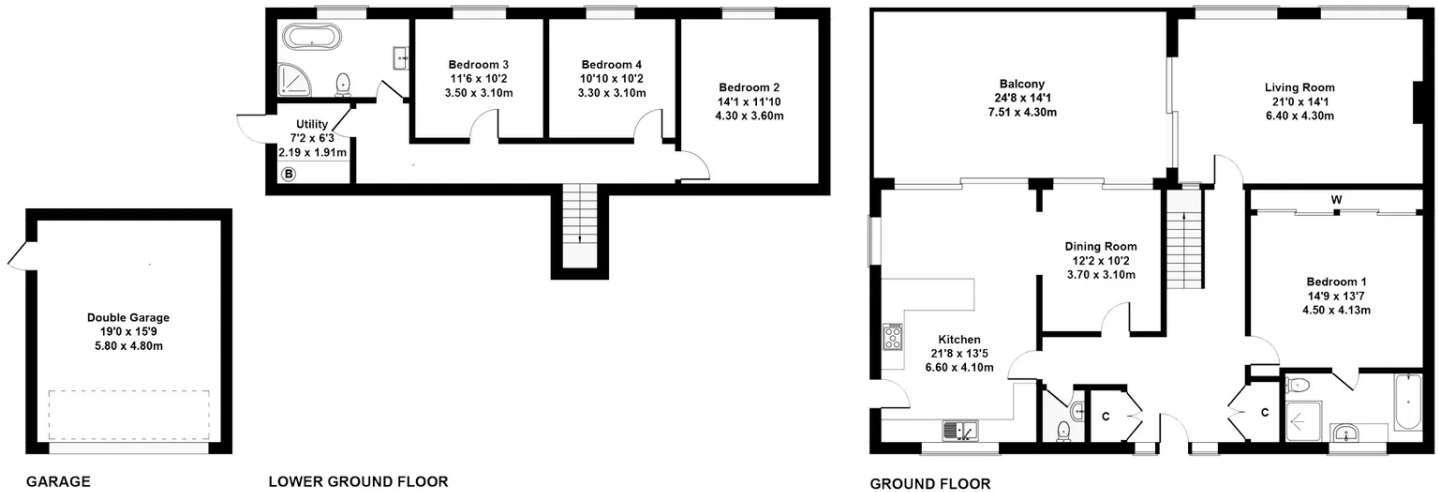
EPC RATING: D

COUNCIL TAX BAND: G

SERVICES - All mains services are connected.



1 Wolborough Gardens
Approximate Gross Internal Area
2293 sq ft - 213 sq m



Not to Scale. Produced by The Plan Portal 2024
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

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