Summercourt Way, Brixham, TQ5 0DY













Tucked away on a quiet walkway position on Summercourt Way, this **THREE / FOUR BEDROOM DETACHED HOUSE** is arranged across three levels and enjoys open and distant sea views. Brixham's town and harbour is roughly 1.5 miles away with a local shop within easy walking distance. As you enter the property you are welcomed by a spacious entrance hall with access to the fourth bedroom / study and W.C. A spacious kitchen with integrated appliances, separate dining area and lounge with open and sea views are located on the middle floor. The top floor is home to a bathroom with shower over bath as well as three bedrooms, the principal room being a spacious double room with built in wardrobes. Outside are beautifully landscaped gardens with mature planting, a good sized patio area is adjacent to the dining area with an additional patio area towards the top of the garden. Driveway parking and a huge 45' long garage /store is located at the top of the garden accessed off Summercourt Way.

£375,000 Freehold

ENTRANCE HALL
Upvc door and glazed panel to side. Airing cupboard housing Worcester combi boiler. Radiator.

W.C
Low level W.C. Pedestal wash basin. Window. Radiator.

STUDY / BEDROOM 4 8' 4'' x 7' 5'' (2.54m x 2.26m)
Window to front. Radiator.

LANDING / DINING AREA 15' 2'' x 7' 4'' (4.62m x 2.23m) Stairs up from entrance hall. Stairs rising to top floor. Sliding patio doors to rear garden. Ample space for dining table and chairs. Radiator. Archway to:

KITCHEN 12' 4'' x 11' 8'' (3.76m x 3.55m)
Kitchen installed March 2025. Pale grey wall and base units with wood effect worktops. Tile effect splashbacks. One and a quarter bowl stainless steel sink with drainer. Bosch four ring hob with cooker hood over. Bosch double oven and grill. Integrated fridge freezer. Integrated dishwasher. Space for washing machine. Window and door to side.

LOUNGE 16' 2'' x 10' 7'' (4.92m x 3.22m)
Double aspect room with picture window to front enjoying open and sea views. Contemporary fireplace creating a real focal point. Radiator.

TOP FLOOR - LANDING
Loft hatch.

BEDROOM 1 16' 2'' x 8' 10'' (4.92m x 2.69m)
Spacious double room enjoying a double aspect. Window to front with open and sea views. Built in wardrobes. Radiator.

BEDROOM 2 10' 4'' x 8' 6'' (3.15m x 2.59m)
Window to front with open aspect and sea views. Built in wardrobes. Radiator.

BEDROOM 3 8' 10'' x 7' 6'' narrowing to 5'5" (2.69m x 2.28m) Window to rear. Radiator.

BATHROOM 7' 9'' x 5' 6'' (2.36m x 1.68m)
Bath with rainfall shower over and shower screen. Stone effect shower panelling, tiled floor. Basin on gloss white vanity unit with integrated W.C. Close coupled W.C. Towel Rail. Mirror fronted vanity unit. High level window to rear.

OUTSIDE

FRONT GARDEN
Central path leading up from walkway. Inset lawn to either side of pathway with beautifully planted flower beds and borders. Mature conifer hedge creating excellent privacy. Mature clematis. Pedestrian access to rear garden.

BACK GARDEN
Patio area adjacent to dining area, further patio area adjacent to garage. Central lawn with well planted surrounding flower beds. Palm tree, Wisteria and rockery style garden. Outside tap. Access to garage.

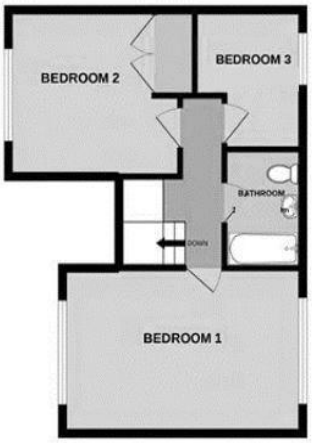
GARAGE 45' 8'' x 9' 4'' (13.91m x 2.84m)
Incredibly large garage with power and lighting. Up and over door to front, pedestrian door to rear.

BROADBAND
The Ofcom website indicates that both broadband and mobile services are available in this area.

COUNCIL TAX BAND: D

ENERGY PERFORMANCE RATING: C





LAYOUT GUIDE ONLY – NOT TO SCALE

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Ref B001858 Written by: Bill Bye

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