



Southside, 21 Nut Tree Orchard, Brixham, Devon, TQ5 0AW
Freehold House - Detached
£575,000

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Situated in one of Brixham's best-loved residential locations, this substantial detached family home enjoys a peaceful setting with countryside walks on the doorstep, whilst remaining within easy reach of St Mary's Park, the charming St Mary's Square, excellent local schools and convenient road links to Kingswear, Dartmouth and the wider Torbay area. The South West Coast Path, leading to Mansands Beach, is also within walking distance.

Beautifully maintained and thoughtfully enhanced by the current owners, the property combines generous family accommodation with an impressive range of high-quality improvements. A substantial array of owned solar panels, perfectly positioned to maximise the property's sunny southerly aspect, is complemented by a premium Tesla Powerwall battery storage system, an EV charging point and upgraded external wall insulation, helping to improve efficiency and reduce running costs. Inside, the home has been comprehensively redecorated throughout, with new carpets and the installation of a quality locally crafted Dean Forge multi-fuel burner, creating a warm and characterful focal point to the triple-aspect living room.

Twin driveways provide generous off-road parking, leading to a tandem garage on one side and a carport on the other. The welcoming entrance hall gives access to the well-proportioned accommodation, including the bright triple-aspect living room with bay window, picture window overlooking the rear garden and patio doors opening onto the terrace. The separate dining room also enjoys direct garden access and flows conveniently into the well-appointed kitchen, which offers excellent storage, generous worktop space, a walk-in larder and access to a versatile garden room. A ground floor shower room also serves as a practical utility.

The first floor offers exceptional family accommodation, with four spacious and well presented double bedrooms, together with a fifth bedroom, which can work well a home office/study. Most bedrooms benefit from excellent built-in storage, and are complemented by a generous family bathroom.

Outside, the beautifully maintained south-facing gardens are a real feature, providing expansive level lawns, mature planting and plenty of space for children to play, keen gardeners to enjoy or simply to relax and entertain. A useful outbuilding, garden shed, tandem garage and carport provide excellent additional storage and workshop potential.

Previous planning permission was granted (in December 2021) for the construction of a detached three-bedroom bungalow within the garden. Further details, including the proposed site layout, are available via the Torbay Council Planning Portal.

Council Tax Band: F

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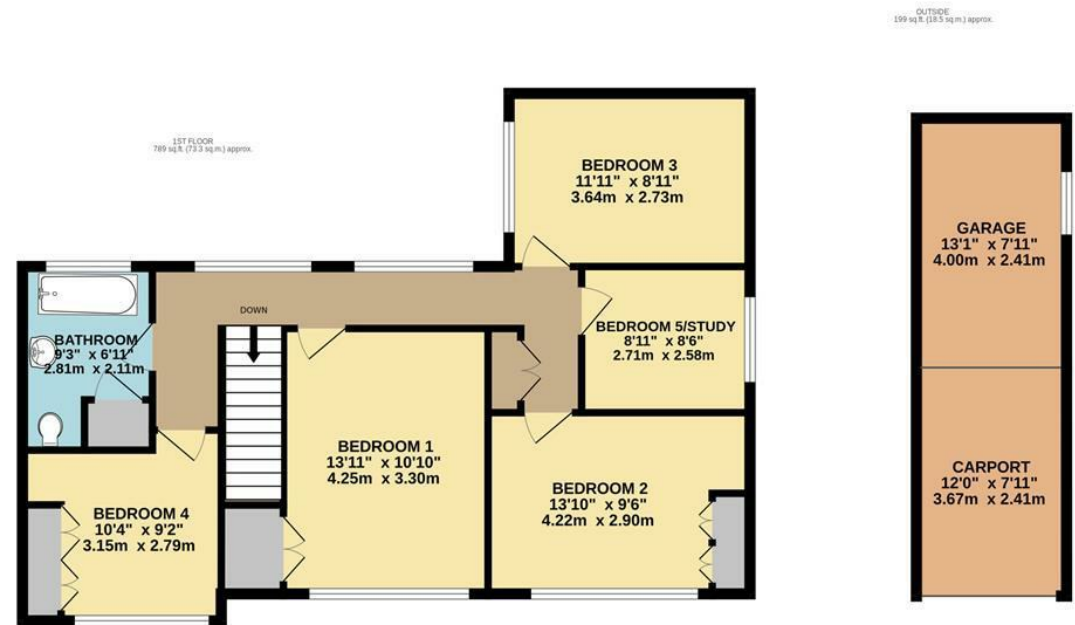
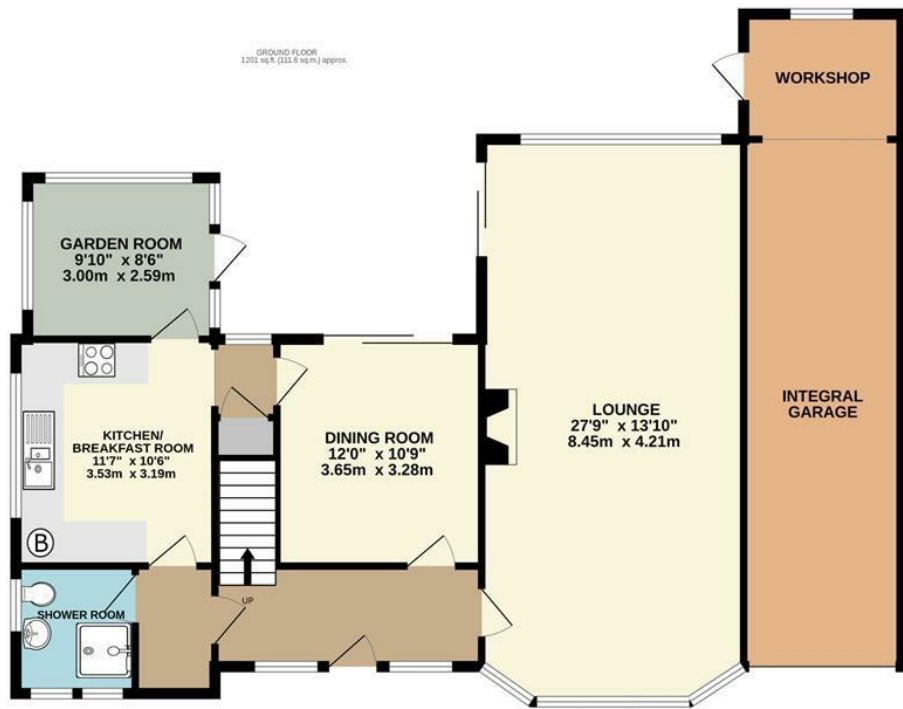
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- Substantial 5-Bed Family Home
 - Quiet Cul-De-Sac Location
 - Versatile Living Accommodation
- Spectacular Level Rear Garden
 - Two Garages & Ample Parking
 - Freehold / Council Tax Band F



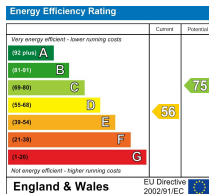




TOTAL FLOOR AREA : 2189 sq.ft. (203.4 sq.m.) approx.

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: D



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