

CHRISTOPHER SCALES

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Raddicombe Drive, Brixham

£350,000

This spacious detached home, nestled in a peaceful cul-de-sac, offers versatile living arrangements and a fantastic location with some sea views. With driveway parking for several vehicles and an EV charger, this property combines convenience with generous living spaces, perfect for modern family life.

Upon entering through the entrance porch, you are led into the welcoming sitting/dining room, a comfortable space featuring a fireplace and UPVC double doors opening onto the rear garden. The heart of this home is the impressive kitchen/diner, boasting a central island with a breakfast bar, and ample space for appliances. Adjacent to this, you'll find a dedicated office, ideal for remote working or study, and a practical utility/WC room with an oil-fired boiler.

The first floor offers four good-sized bedrooms, bedroom one benefits from fitted wardrobes and a private ensuite bathroom with a panelled bath and electric shower. Bedroom two and bedroom four both offer open outlooks, including some sea views. This floor is completed by a contemporary shower room/WC.

Externally, the front of the property provides a generous driveway for several vehicles, complete with an EV charging point. To the rear, the enclosed garden offers a level lawned area and a dedicated seating area, perfect for outdoor relaxation and entertaining. A timber garden shed, outside lighting, a tap, and an electric point enhance the garden's functionality.

THE ACCOMMODATION COMPRISES: Composite door with obscure glazed insets to:

ENTRANCE PORCH - 1.4m x 1.14m (4'7" x 3'9") Light point, UPVC obscure glazed window, door to:

OFFICE - 4.62m x 2.08m (15'2" x 6'10") Directional spotlights, radiator with thermostat control, UPVC double glazed window to front aspect, electric meter and consumer unit.

UTILITY/WC - 1.96m x 1.4m (6'5" x 4'7") Light point, UPVC obscure glazed window. Comprising base unit with worksurface over, space and plumbing for washing machine, inset sink, floor standing oil fired boiler, WC.

INNER HALLWAY - 2.26m x 1.37m (7'5" x 4'6") Inset spotlights, smoke detector, under stairs storage cupboard, radiator with thermostat control, stairs to first floor.

SITTING/DINING ROOM - 3.63m x 3.4m (11'11" x 11'2") Coved ceiling with wall light points, radiators with thermostat control, UPVC double doors opening onto the rear garden, fireplace, TV connection point, door to inner hallway, door to:

KITCHEN/DINER - 8.89m x 3.07m (29'2" x 10'1")

KITCHEN AREA Inset spotlights, UPVC double glazed window to rear aspect, radiator with thermostat control, UPVC glazed window to side. Fitted kitchen comprising a range of base and drawer units with work surfaces over, inset 1.5 bowl sink and drainer with mixer tap over, inset electric hob with extractor over, matching wall cabinets, built-in eye-level double electric oven, space and plumbing for dishwasher, central island with breakfast bar and storage cupboards below, space for upright fridge freezer.





DINING AREA Inset spotlights, UPVC double glazed windows to front side, radiator with thermostat control, opening to:

FIRST FLOOR LANDING Inset spotlights, smoke detector, hatch to loft space, radiator with thermostat control.

BEDROOM ONE - 5.05m x 3.1m (16'7" x 10'2") UPVC double glazed windows to front and side aspect, radiator with thermostat control, fitted wardrobes, door to:

ENSUITE - 3.07m x 2.26m (10'1" x 7'5") Inset spotlights, UPVC glazed window. Comprising panelled bath with electric shower over and curved glazed screen, vanity unit within inset wash and basin, WC, storage cupboard with shelving, heated towel rail.

BEDROOM TWO - 4.17m x 3.4m (13'8" x 11'2") Coved and textured ceiling with directional spotlights, UPVC double glazed window to front aspect with open outlook including sea views, radiator with thermostat control.

BEDROOM THREE - 3.4m x 3.15m (11'2" x 10'4") Coved ceiling with pendant light point, UPVC double glazed window to rear aspect, radiator thermostat control.

BEDROOM FOUR - 3.45m x 2.21m (11'4" x 7'3") Coved ceiling with pendant light point, UPVC double glazed window to front aspect with open outlook and sea views, radiator with thermostat control.

SHOWER ROOM/WC - 2.18m x 1.3m (7'2" x 4'3") Directional spotlights, UPVC obscure glazed window. Comprising shower cubicle with sliding door, vanity unit with inset wash hand basin, WC, heated towel rail.

OUTSIDE

FRONT – To the front of the property is a driveway providing off road parking for several vehicles side by side, and there is an EV charging point.

REAR – The rear garden offers an enclosed space with a level lawned area, seating area and a timber garden shed. Outside lighting, tap and electric point.

USEFUL INFORMATION

Tenure – Freehold

Age - 1980's

Heating - Oil fired heating

Drainage - Mains

Windows - Double glazed

Council Tax - Tax band C

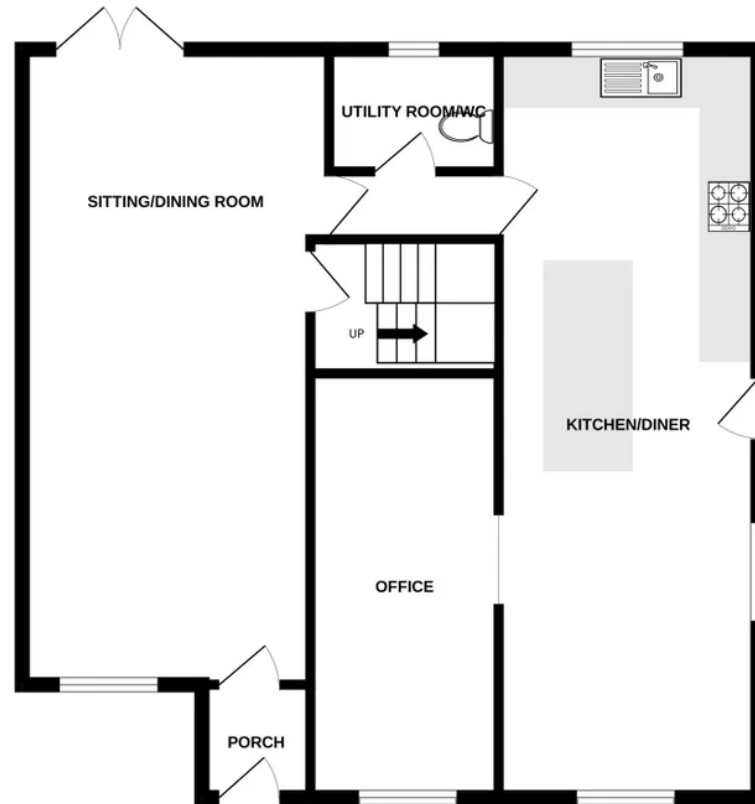
EPC Rating - D/60 potential - C/73

Broadband - To be confirmed

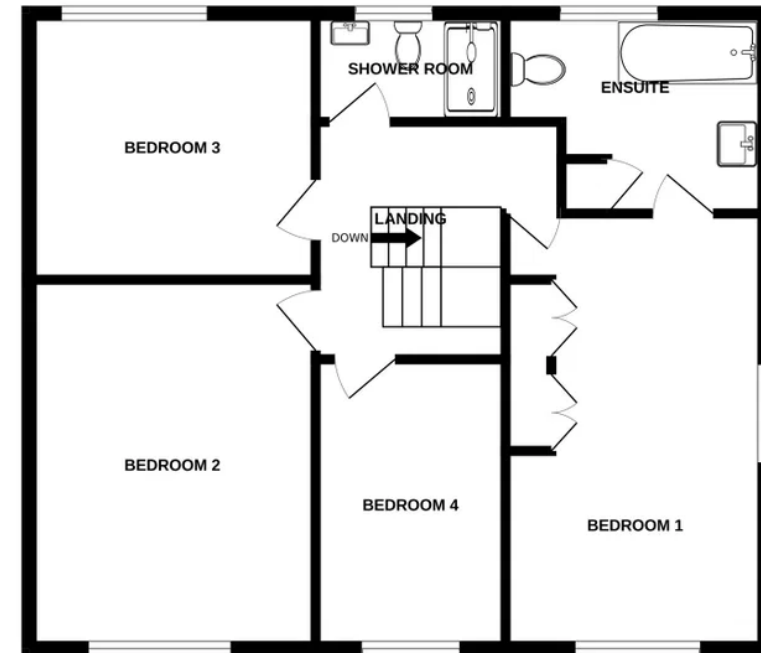
Mobile - To be confirmed



GROUND FLOOR



1ST FLOOR



RADDICOMBE DRIVE

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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