



4 Lytes Road, Brixham, TQ5 9SN
Freehold House - Semi-Detached
£350,000

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Situated in a favoured residential area, just a five-minute walk from Brixham's bustling town and harbour, is this superb three-bedroom extended semi-detached family home, which has undergone a considerable programme of improvement in very recent times.

The property is beautifully presented throughout, with works including a smart, modern kitchen, high-quality family bathroom, substantial internal redecoration and restyling, together with extensive landscaping of both the front and rear gardens.

The location is particularly convenient, with primary and secondary schools close by, a CO-OP convenience store just around the corner and many of Brixham's amenities within easy reach. Brixham Rugby Club, Admiral Swimming Pool and Berry Head Nature Reserve are all nearby.

Occupying a generous corner plot, the property has an attractive, low-maintenance frontage with a screened raised deck providing a private seating area, alongside a lovely level gravelled garden. Driveway parking is included to the side.

Inside, the entrance porch leads into a generous family lounge with a large picture window and feature wood-burning stove. This opens through into the impressive kitchen/dining room, now featuring a stylish contemporary fitted kitchen, with plenty of space for family dining and entertaining. Beyond is a useful and generously sized utility room/WC.

Upstairs are three bedrooms, comprising two doubles and a good-sized single, all complemented by the newly fitted, high-quality family bathroom. The whole house has been redecorated and restyled, creating a fresh and cohesive finish throughout. The loft has also been adapted to provide useful additional space, accessed via a traditional loft hatch.

The rear garden has been completely landscaped and now features a smart composite deck with glass balustrading, creating an excellent area for outdoor seating and entertaining. A particular bonus is the impressive insulated workshop/home office, complete with light and power and ideal for home working, hobbies or use as a studio.

With gas central heating, UPVC double glazing and an economical Council Tax Band B, this is a stylish, ready-to-move-into family home with a huge amount to offer. Internal viewing is highly recommended to appreciate the quality and extent of the recent improvements.

Council Tax Band: B



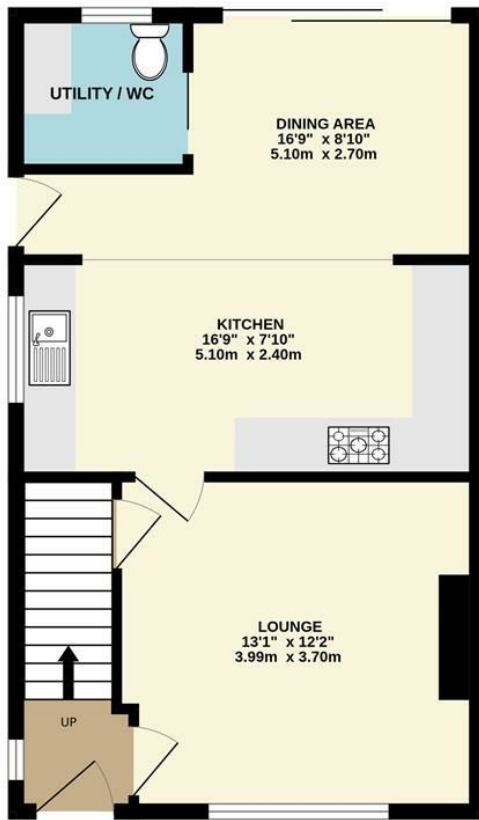
- Three Bed Semi Detached House
- Landscaped Front & Rear Gardens
- Offered With No Onward Chain

- Well Regarded Brixham Location
- Ample Driveway Parking
- Freehold / Council Tax Band B

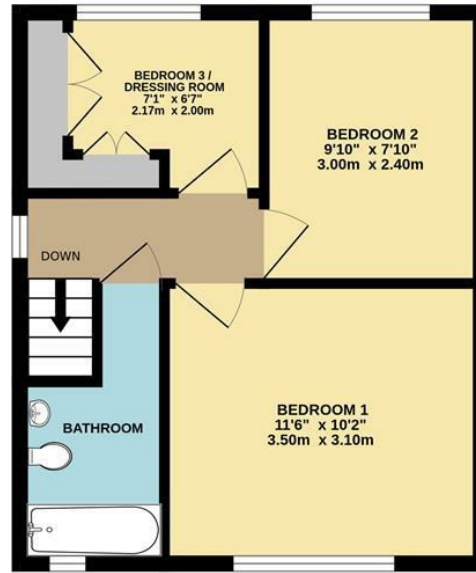




GROUND FLOOR
479 sq.ft. (44.5 sq.m.) approx.



1ST FLOOR
335 sq.ft. (31.1 sq.m.) approx.

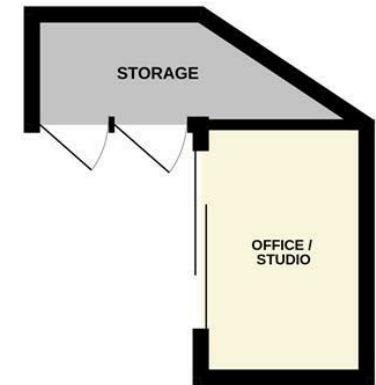
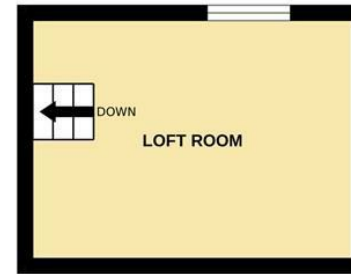


TOTAL FLOOR AREA : 1017 sq.ft. (94.5 sq.m.) approx.

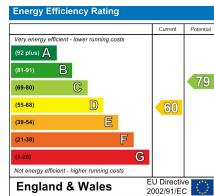
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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OUTSIDE
92 sq.ft. (8.5 sq.m.) approx.

LOFT
112 sq.ft. (10.4 sq.m.) approx.



Current EPC Rating: D



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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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