



4 The Crescent, St Mary's Hill, Brixham, TQ5 9GU
Freehold House - Terraced
£235,000

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A superb first home, downsize or investment opportunity. This superbly presented TWO BEDROOM MID-TERRACE HOUSE is situated in the popular residential location of Sharkham Village, Brixham and offers modern, low maintenance living with the convenience of parking and a sunny South facing rear garden.

This property was constructed in 2006 by award winning developers, Millwood Homes and is perfectly positioned to enjoy the wonderful nearby coastal walks, taking in spectacular views from St. Mary's Bay, Berry Head Country Park and Sharkham Point. The harbour and town centre are just 3/4 of a mile away. There are also useful local shops nearby at St. Mary's Square, Castor Road and Bolton Street.

The property enters off a pedestrianised walkway into a welcoming entrance hall leading off to the principal ground floor living space and to upstairs. There is a useful downstairs WC off this entrance hall. The modern kitchen, which is set to the front of the property is light-and-bright and of a good size, and is ready-to-go with plenty of cupboard and worktop space

Through to the large, bright lounge/diner. Taking in plenty of natural light owing to it's open aspect, the comfortable room makes a wonderful space, open to many ways of configuration with plenty of space for a dining table and lounge arrangement. Boasting french doors opening out to the private rear garden.

Upstairs, there are two excellent double bedrooms, both enjoying lots of natural light and pleasant open views of the surrounding area. Both rooms are very well presented and are serviced by a central family bathroom which has been immaculately kept and ready to go.

Outside, the rear garden is certainly of note. With a sun terrace from the lounge, taking in a elevated open view over Brixham. Down to a larger, and private lower garden which enjoys private gated access out to the rear parking area behind.

This superb property is presented in turn-key condition, enjoys gas central heating and modern UPVC double glazing throughout. There is a maintenance charge for the continued upkeep of the communal areas and wildlife preservation at Sharkham Village (+ sinking fund) which equates to circa £50 per month. It will suit a wide range of buyers and internal viewing is highly recommended.

Council Tax Band: B



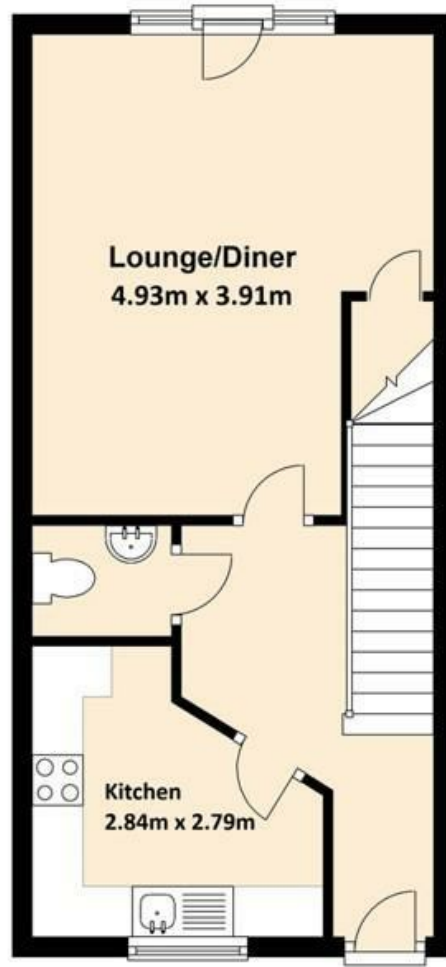
- Spacious 2-Bed House
- Includes Allocated Parking
- Freehold - Council Tax Band B

- Modern, Popular Development
- Very Well Presented
- Offered With No Onward Chain

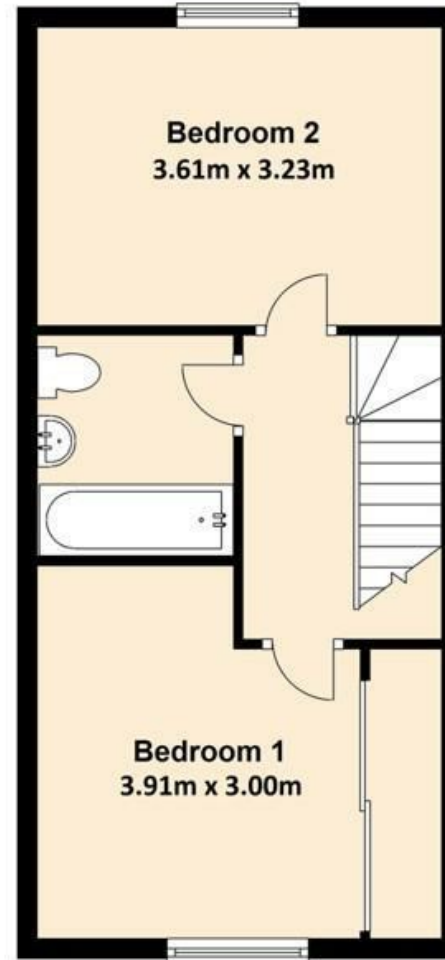





Ground Floor



First Floor



Current EPC Rating:

| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|---|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (49-54) E | | | |
| (41-48) F | | | |
| (31-40) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC |  |

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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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