



3 Brakeridge Close



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Churston Ferrers, Brixham, TQ5 0JU

Torquay 4 miles Dartmouth 6 miles (via ferry) Totnes 7 miles

A stunning detached house in one of Torbay's most desirable areas, within walking distance of Broadsands Beach, together with direct access onto Churston Golf Course

- Detached house in excellent condition
- 4 double bedrooms with 2 ensuites
- Exceptional kitchen dining area, perfect for entertaining
- Ample off street parking
- Large garage with electric door
- Beautiful private garden with paved patio
- Lovely glimpses of the sea from the principal bedroom
- Freehold sale
- Council Tax Band F

Guide Price £950,000

SITUATION

Perfectly positioned within walking distance of Broadsands Beach and backing directly onto the popular Churston Golf Course, this exceptional detached property offers a rare combination of coastal living with countryside tranquillity. Extending to approximately 2,759.6 sq. feet, the home provides generous and versatile accommodation designed to suit both family life and entertaining. Its spacious layout, elegant proportions, and scenic surroundings create a property of true distinction in one of South Devon's most desirable locations.

ACCOMMODATION

The ground floor features an impressive entrance hall leading to beautifully appointed reception rooms, including a large sitting room with access to a conservatory overlooking the garden and the golf course beyond. The dining room offers an elegant space for entertaining, while the well-equipped kitchen provides a perfect balance of practicality and style. Also on the ground floor is a home office, plus two double bedrooms, one with an en-suite shower room.

Upstairs, the superb principal bedroom suite boasts a luxurious en-suite bathroom and a spacious walk-in wardrobe. The second bedroom on this floor is equally well sized. The family bathroom adjoins this second bedroom. Each room enjoys excellent natural light and pleasant views, adding to the appeal of this property.

The exterior complements the interior perfectly, with a private rear garden that enjoys a stunning backdrop of Churston Golf Course, ideal for alfresco dining, relaxing, or simply soaking in the serene setting. The property also benefits from a large garage, ample driveway parking, and a useful external store, ensuring practicality matches the home's elegance.

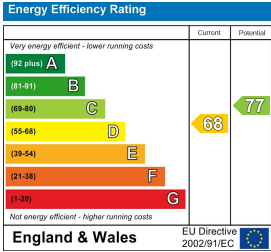
TENURE AND SERVICES

Freehold sale. Mains water, drainage, and electricity. Mains gas central heating. According to Ofcom up to Superfast broadband and good mobile reception is available.





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6 Vaughan Parade, Torquay,
TQ2 5EG

torquay@stags.co.uk
01803 200160



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