



21 Lytes Road, Brixham, TQ5 9SN
Freehold House - Semi-Detached
£337,500

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This stunning three-bedroom semi-detached home on Lytes Road offers the perfect balance of style, space and convenience. Ideally located for families, the property sits within easy reach of Brixham College, a Co-Op store, and is just a short stroll from Brixham town centre and harbour.

To the front, an attractive low-maintenance frontage provides ample parking for two vehicles, along with gated side access to the rear.

Step inside and you are welcomed by a practical entrance porch with built-in bench seating – ideal for coats, shoes and everyday storage. From here, you enter an impressive, contemporary lounge, a superb family space featuring a striking media wall with inset living flame fire and outlook to the front.

The generous layout flows seamlessly through to the dining area, which also connects to the spacious family bathroom – a bright dual-aspect suite with corner bath and separate shower.

To the rear, a large extension houses a fantastic modern kitchen, designed for both cooking and entertaining. The space includes a central island, extensive cupboard and worktop space, and high-quality appliances including a 'Neff' double oven and inset electric hob. Flooded with natural light from its dual aspect and sliding patio doors, this room leads effortlessly to the rear garden.

Upstairs, there are three well-proportioned bedrooms, including a particularly generous master bedroom spanning the full width of the house. Each room is tastefully decorated and enjoys pleasant outlooks.

Outside, the south-facing rear garden is a real highlight – level, private, and designed for easy upkeep with artificial lawn, landscaped seating areas, and year-round greenery. A versatile summer house with power and lighting provides the perfect space for hobbies, storage, or a home office.

Further features include gas central heating, UPVC double glazing, and well-presented interiors throughout.

This home truly offers the best of modern family living in a superb location. Viewing is highly recommended.

Council Tax Band: C



- Semi Detached House - Freehold
- Beautifully Presented Throughout
- Ample Off Road Parking

- Stunning Kitchen Extension
- Sun Trap Level Rear Garden
- Council Tax Band C

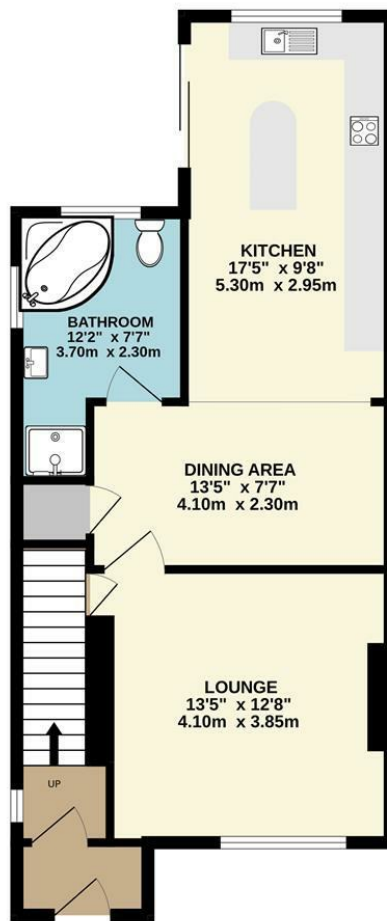


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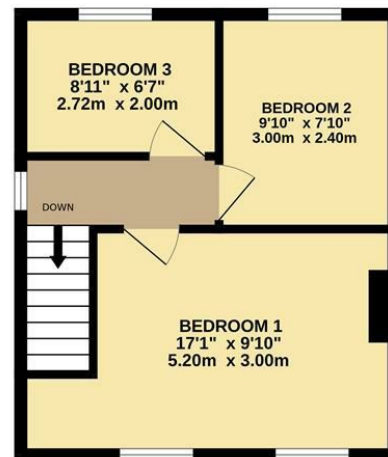
GROUND FLOOR
568 sq.ft. (52.8 sq.m.) approx.



TOTAL FLOOR AREA: 899 sq.ft. (83.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans 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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1ST FLOOR
331 sq.ft. (30.8 sq.m.) approx.



Current EPC Rating: D

| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92-100) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | 56 | 63 |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) 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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