



St. Marys Drive, Brixham, TQ5 9FB

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£325,000 Freehold

A well-presented spacious property situated in a highly sought after area in Brixham.

Situated within the highly sought-after Sharkham Village development in Brixham, this beautifully presented modern **TERRACED FOUR BEDROOM HOUSE** offers spacious and versatile accommodation, making it an ideal property for families, professionals, or those looking to enjoy coastal living. This house is being offered for sale with **NO ONWARD CHAIN**, with the added benefit of a **GARAGE** to the rear. The development is exceptionally well maintained and enjoys a peaceful setting, just a short stroll from the stunning South West Coast Path, providing scenic walks to the picturesque Berry Head Nature Reserve with its breathtaking sea views and coastal wildlife.

Upon entering the property, you are welcomed by a bright and spacious entrance hallway, creating a warm first impression and offering ample space for coats and shoes. The contemporary kitchen is positioned at the front of the property and is fitted with a range of modern units complemented by attractive wood-effect cupboards. It comes fully equipped with integrated appliances including a dishwasher, fridge / freezer, oven, microwave and gas hob, making it both stylish and practical for everyday living.

The ground floor also benefits from a convenient cloakroom comprising a WC and wash hand basin. To the rear of the property is a generous living and dining room, offering plenty of space for both relaxing and entertaining. Double doors open directly onto the enclosed rear garden, which has been designed for low maintenance with a patio seating area and artificial lawn, creating the perfect space for outdoor dining and family enjoyment. A rear gate provides access to a parking area and a garage, conveniently located under the coach house close to the back gate.

The first floor offers three well-proportioned bedrooms, including two comfortable double bedrooms and a generous single bedroom, ideal as a child's room, guest room or home office. The family bathroom is fitted with a bath, WC and wash hand basin, while an airing cupboard provides useful additional storage.

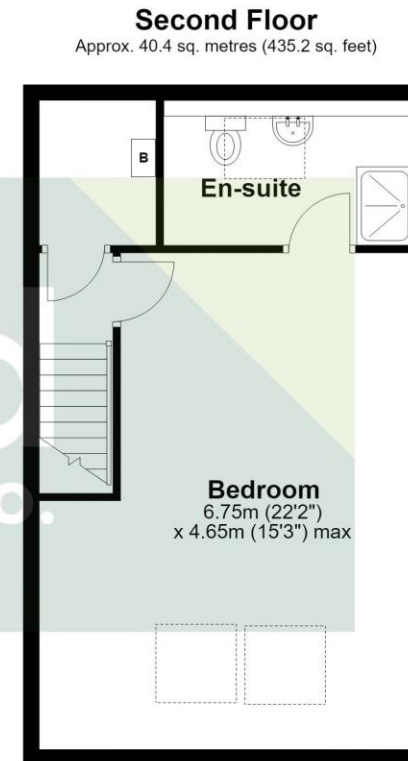
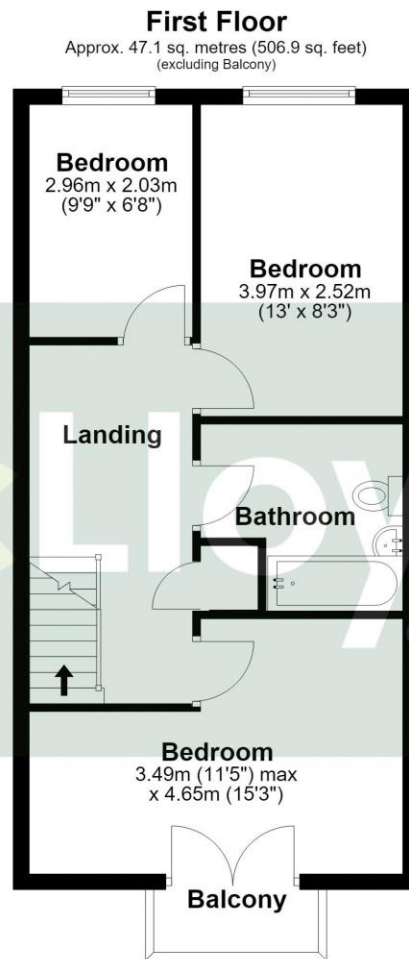
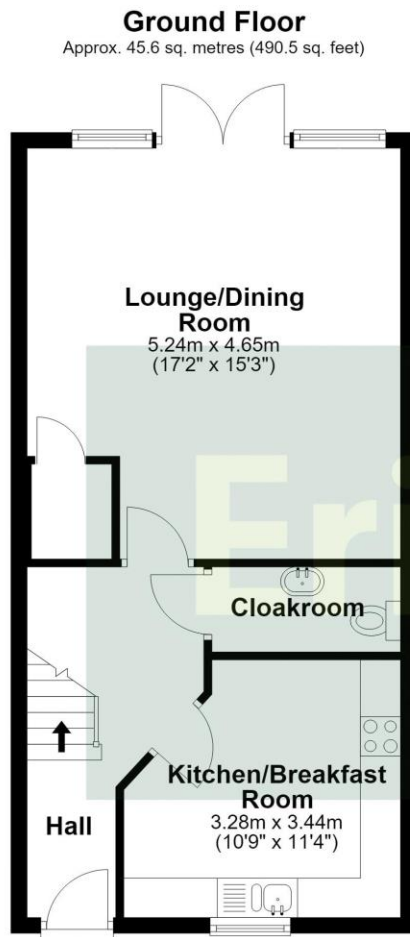
Occupying the entire second floor is an impressive principal bedroom, beautifully designed to create a light and airy retreat. Double Cabrio Windows flood the room with natural light while offering a double opening area providing an enhanced delightful view across the attractive communal green opposite and glimpses of the sea beyond. The bedroom further benefits from a modern en-suite shower room with a spacious shower, WC and wash hand basin. A separate cupboard houses the Glow-worm boiler.

The property has central heating powered by a Glow-worm boiler fitted in 2024, double glazing, parking and wonderful outlooks.

Another real feature of the property is the **SINGLE LOCK UP GARAGE** located in a separate block behind the property. Please note this garage is held on a 997 year lease from 2007.

Finished to a good standard throughout, this wonderful home combines modern comfort with an enviable coastal location. Offering generous living space, excellent amenities and easy access to some of South Devon's most beautiful coastline, this is a property that truly deserves to be viewed

Please note there is an annual maintenance charge for the Sharkham Village Estate, managed by WG block & Estate Management the 2025/6 contribution was £580.



Total area: approx. 133.1 sq. metres (1432.5 sq. feet)

This floorplan is only for illustration purposes and measurements of rooms and locations of doors, windows, etc are approximate and no responsibility is taken for any errors or omissions
Plan produced using PlanUp.



ENERGY PERFORMANCE RATING: B

COUNCIL TAX BAND: D

AGENTS NOTES: The Ofcom website suggest good broadband and mobile coverage in the area.

Please note there is an annual maintenance charge for the surrounding communal areas and infrastructure of £580

VIEWINGS ARRANGEMENTS

Strictly by appointment through Eric Lloyd & Co

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