



4 Orchard Grove, Brixham, Devon, TQ5 9RH
Freehold House - Semi-Detached
Asking Price £350,000

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Situated in a sought-after residential area of Brixham, this impressive semi-detached property presents a fantastic opportunity for families or buyers seeking spacious and versatile living. Located within easy reach of local schools, shops, and bus routes, the home offers both convenience and comfort, ideal for modern lifestyles. Set back from the road with ample driveway parking, the home enjoys a welcoming and well-maintained kerb appeal.

Inside, the property boasts a generous lounge/diner, ideal for both relaxing evenings and entertaining guests. This open-plan space is filled with natural light and provides direct access to the rear garden, enhancing the sense of indoor-outdoor living. The ground floor also features a modern family bathroom, adding practicality and flexibility for growing families or multi-generational households.

The kitchen is well-appointed and designed with functionality in mind, while a separate sunroom adds an extra living space filled with warmth and light, perfect for enjoying a morning coffee or reading in the afternoon. Upstairs, three well-proportioned bedrooms provide ample room for family members or guests, complemented by a second contemporary family bathroom for added convenience.

One of the standout features of this property is the self-contained one-bedroom annexe, ideal for generating additional income through holiday lets or long-term rental. Alternatively, it could serve as an independent living space for relatives, a home office, or studio. The large workshop further enhances the home's flexibility, offering excellent storage or space for hobbies and projects.

Outside, the home continues to impress with a low-maintenance enclosed front garden, featuring mature shrubs that offer both privacy and year-round greenery. To the rear, a sunny courtyard garden includes planting beds and seating areas, creating a peaceful space for outdoor dining or gardening.

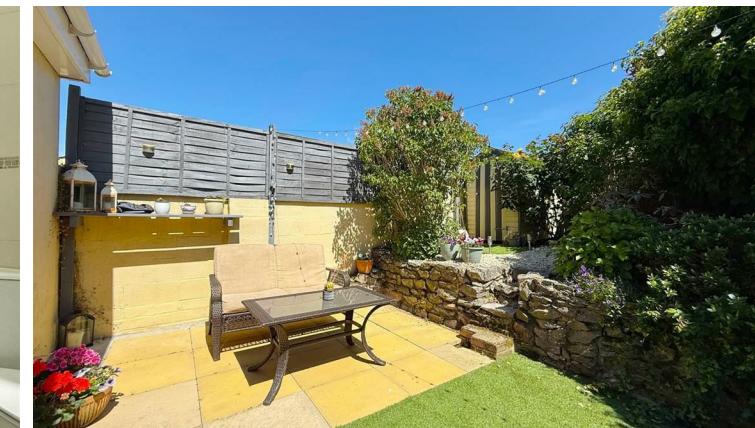
With driveway parking for up to four vehicles, double glazing, and a practical EPC rating of D, this home combines generous internal accommodation with excellent outdoor features. Whether you're looking for space to grow, income potential, or simply a well-located home near the coast, this property ticks all the right boxes.

Council Tax Band: C



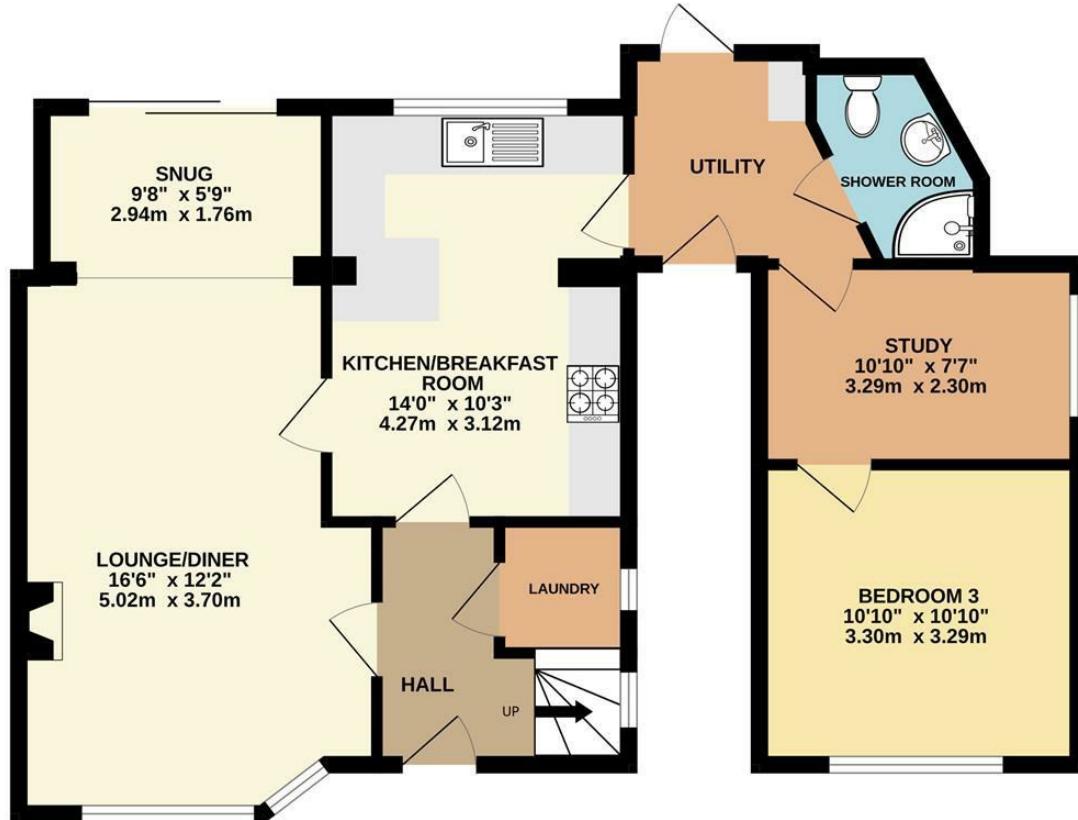
- Great Size Driveway
- 4 Bedrooms
- Large Living Room
- Handy Study/ Home Office

- Spacious Extended Family Home
- Annex Potential
- Kitchen & Sep Utility
- Popular Residential Location

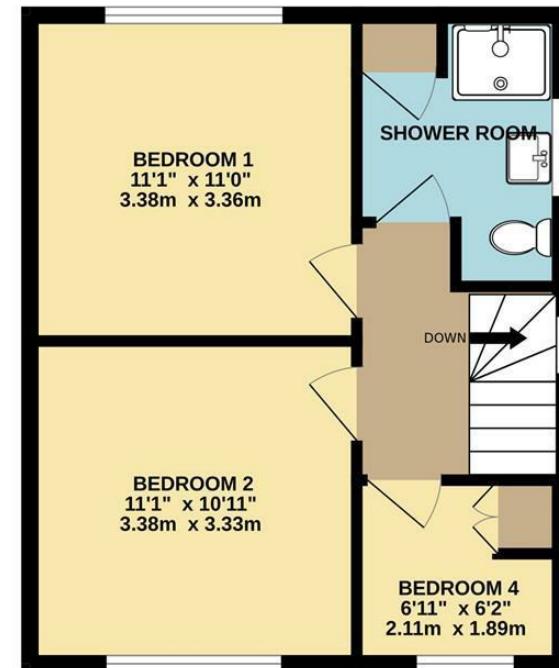




GROUND FLOOR
724 sq.ft. (67.3 sq.m.) approx.



1ST FLOOR
395 sq.ft. (36.7 sq.m.) approx.

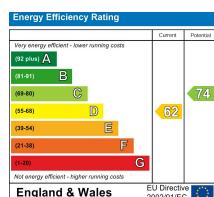


TOTAL FLOOR AREA: 1119 sq.ft. (104.0 sq.m.) approx.

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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Current EPC Rating: D



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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