



22 Washbourne Close, Brixham, TQ5 9TQ
Freehold House - Detached
£525,000

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Occupying a desirable position within the highly regarded Washbourne Close development, this substantial detached home offers an impressive amount of space and versatility, with accommodation that can comfortably provide four or five bedrooms. Vacant and offered with no onward chain, the property presents an exciting opportunity for its next owner to refurbish, personalise and create a superb family home in one of Brixham's most established residential developments. Washbourne Close has long been considered a sought-after address, combining a peaceful residential setting with excellent convenience. Positioned on the Berry Head side of Brixham and approached from Wall Park Road, the development has always retained a slightly more exclusive feel, with attractive detached homes arranged within a pleasant and well-established setting. Brixham's bustling town centre and picturesque harbour are both within easy reach, while local convenience shops and regular bus routes are also close at hand.

Constructed approximately 35 years ago, the property occupies a neat and level plot, with an attractive frontage creating a welcoming first impression. To the rear is the added benefit of a double garage and off-road parking, providing excellent practical space for a larger household. Stepping inside, a particularly spacious entrance hall immediately gives a sense of the generous proportions found throughout the house. From here, doors lead to the principal ground-floor rooms, creating a practical layout with plenty of flexibility for modern family life.

The main lounge is a lovely size, offering ample room for generous seating and furnishings and providing a comfortable main reception space. Alongside this is a light and spacious kitchen, which offers excellent potential to become a fantastic contemporary kitchen and family hub as part of the property's wider refurbishment. One of the home's greatest strengths is the versatility of its additional ground-floor accommodation. A separate dining room could equally serve as a fifth bedroom, making the house particularly adaptable for multi-generational living, guests or anyone looking for bedroom accommodation at entrance level. There is also a separate study, ideal for those working from home, together with a downstairs WC and useful utility room.

Upstairs, the generous proportions continue with four bedrooms arranged around the landing. Three are excellent double rooms, including the principal bedroom which benefits from its own en-suite shower room, while the fourth is a smaller bedroom that would work equally well as a child's room, nursery or additional home office. A central family bathroom completes the first-floor accommodation. Outside, the rear garden is another particularly appealing feature. Level, private and pleasantly secluded, it provides an easily manageable outdoor space and enjoys the afternoon sunshine. There is plenty of potential to create an attractive garden for relaxing, entertaining and family use, while gated access leads conveniently through to the garage and parking area.

The property is now ready for its next chapter. The carpets have already been removed and, while the house requires a programme of refurbishment and updating throughout, this provides an increasingly rare opportunity for purchasers to start with a blank canvas and finish the property entirely to their own taste rather than paying a premium for somebody else's choices.

Further benefits include gas central heating and uPVC double glazing throughout. Combining excellent proportions, versatile four/five-bedroom accommodation, a double garage, parking, a private level garden and a sought-after Washbourne Close address, this is a property with all the ingredients to become an exceptional long-term family home. Offered for sale with no onward chain, early viewing is highly recommended to fully appreciate the space and potential on offer.



- 4/5 Bedroom Detached House
- Esteemed Washbourne Close
- Offered With No Onward Chain

- Double Garage & Parking
- Spacious & Versatile Property
- Freehold / Council Tax Band F



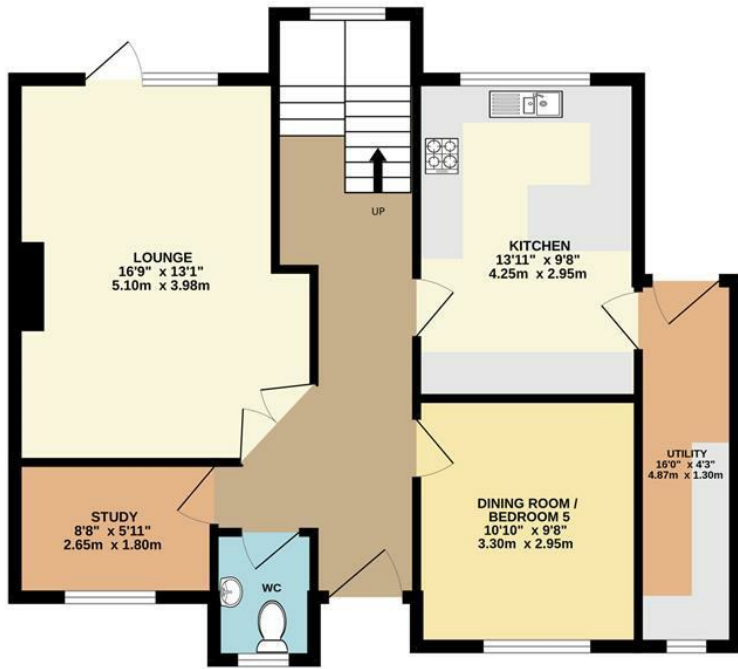
Council Tax Band: F



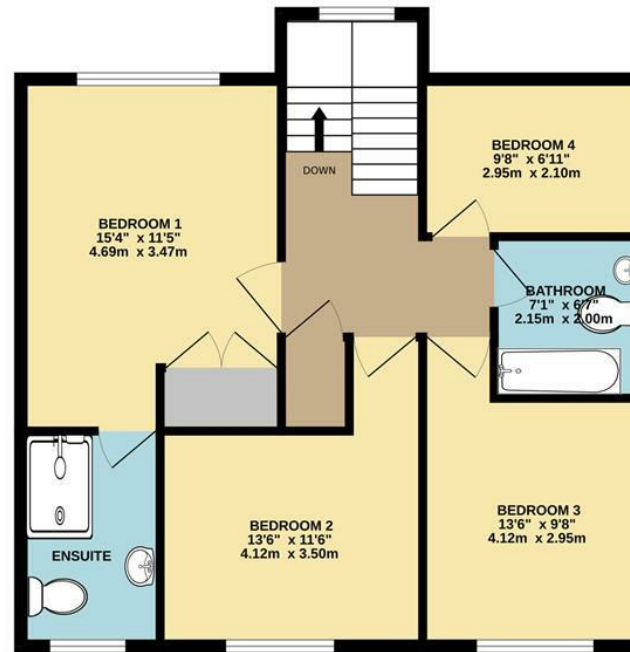
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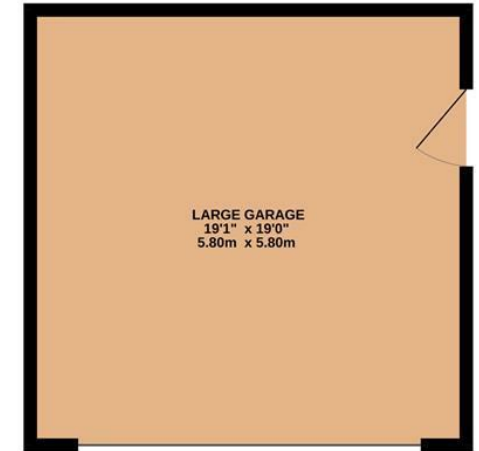
GROUND FLOOR
730 sq.ft. (67.9 sq.m.) approx.



1ST FLOOR
692 sq.ft. (64.3 sq.m.) approx.



2ND FLOOR
362 sq.ft. (33.7 sq.m.) approx.



TOTAL FLOOR AREA : 1785 sq.ft. (165.8 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:

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(91-100) A			
(81-90) 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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