



Parkham Terrace, Wren Hill  
Brixham, TQ5 9HU





**£252,500 Freehold**

**A well-presented, deceptively spacious property situated in a private lane setting.**

Set in a tucked-away position along a private lane at the top of Wren Hill, The Boat House is a well-presented **THREE BEDROOM SEMI DETACHED REVERSE LEVEL HOUSE** offering light and airy accommodation, an enclosed rear garden, and the benefit of parking to the front. With three bedrooms, spacious living areas, and far-reaching open views, this home is perfectly suited to families, couples, or those looking for a property that blends convenience with comfort. Offered for sale with **NO ONWARD CHAIN**.

The design of this property makes the very most of its setting. Arranged in a reverse-level layout, the main living areas are found upstairs, taking advantage of the elevated position and the light-filled aspect and outlook to the rear. On the upper floor, the highlight is the large lounge/dining room, a superb open-plan space ideal for entertaining or family gatherings. With ample room for both seating and dining areas, it offers great flexibility in arrangement and is flooded with natural light from dual aspect windows, two of which overlook the rear, framing views across the surrounding area. Adjoining this space is the good size kitchen/breakfast room, another impressive feature of the home. Fitted with a range of modern gloss white units with plentiful wooden working surfaces and a breakfast bar area. The kitchen includes an integral fridge/freezer along with ample provision for further appliances, making it both practical and contemporary in style.

On the lower level, the property has a lower floor hallway which provides storage space and cupboard along with three comfortable bedrooms. Each offers flexibility for use as family bedrooms, or perhaps a home office, depending on individual needs. A family bathroom serves this floor, well presented with a modern suite and designed to cater for everyday convenience.

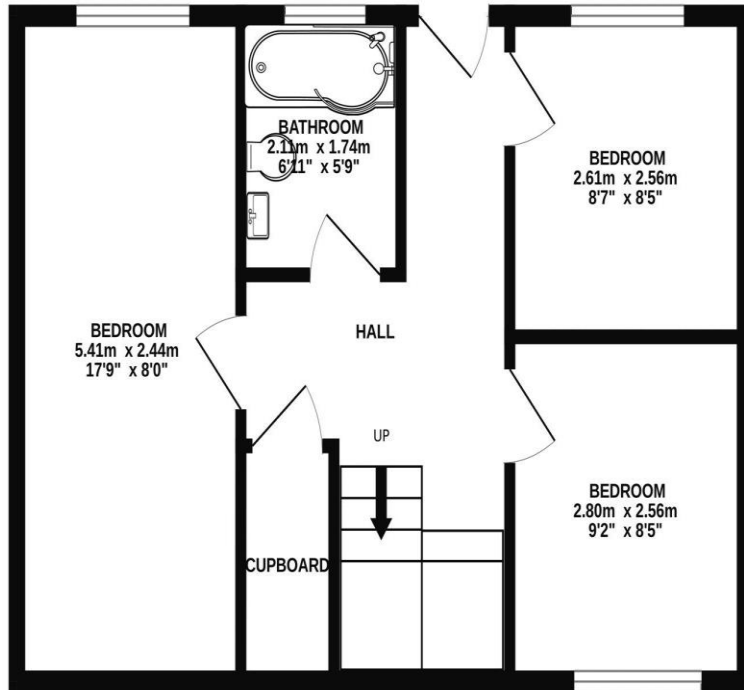
Externally, the property continues to impress. To the rear lies an enclosed decked garden, providing a low-maintenance yet attractive outdoor space, perfect for summer dining, barbecues, or simply relaxing in the fresh air. From here, the property enjoys the open outlook, enhancing the sense of space and setting. To the front, there is off-road parking, a valuable feature in this part of Brixham. Throughout, the accommodation feels light and airy, with a sense of flow and proportion that makes the home easy to live in and enjoy. The property has been well maintained and presented, allowing buyers to move in with ease while still offering scope to add personal touches.

Located within easy reach of Brixham's bustling harbour, town centre shops, and scenic coastal walks, The Boat House offers a convenient yet peaceful base. Schools, supermarkets, and bus routes are all nearby, and excellent road connections link the area with Paignton, Torquay, and Totnes.

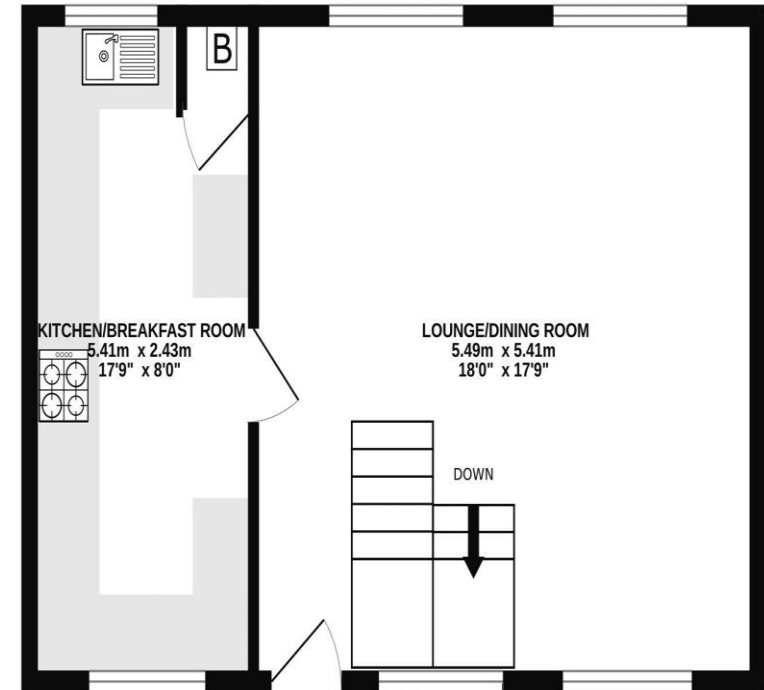
In summary, The Boat House is a thoughtfully designed reverse-level home that combines practicality with charm. With generous living space, modern kitchen facilities, three bedrooms, and outside space, it is a property that will appeal to a wide range of buyers seeking a well-located home in Brixham.



GROUND FLOOR  
42.9 sq.m. (461 sq.ft.) approx.



1ST FLOOR  
42.9 sq.m. (461 sq.ft.) approx.



TOTAL FLOOR AREA : 85.7 sq.m. (923 sq.ft.) 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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ENERGY PERFORMANCE RATING: tbc

COUNCIL TAX BAND: C

AGENTS NOTES: The Ofcom website indicates that standard and superfast broadband is available along with good mobile coverage generally but please check with your mobile provider.

#### VIEWINGS ARRANGEMENTS

Strictly by appointment through Eric Lloyd & Co

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&Co.

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