



Summercourt Way, Brixham, TQ5 0DY

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# £435,000 Freehold

Set within a peaceful residential area of this popular coastal town, this is a truly stunning three bedroom home that has been extensively refurbished by the current owners to create a stylish, contemporary and highly functional living space.

Finished to an excellent standard throughout, the property combines modern design with thoughtful layout, making it ideal for families, professionals or those seeking a beautifully presented home close to the coast. To the front of the property is a good-sized driveway providing ample off-road parking. This is complemented by two attractive areas of front garden, both well stocked with mature shrubs and plants that add colour, interest and a sense of privacy. The approach immediately conveys the care and attention that has gone into the property and offers a warm welcome on arrival.

The entrance level opens into an inviting hallway, where a distinctive half staircase leads both to the upper floor and down to the lower level, giving the home a sense of space and character. Also located on this level is a superb luxury bathroom/W.C., designed to impress. The centrepiece is a freestanding bathtub with a stylish standpipe tap, complemented by a modern washbasin and W.C. Mood lighting has been carefully installed to create a relaxing, spa-like atmosphere, making this a real feature of the home. Bedroom three is also located on the entrance level and is a comfortable double room, offering flexibility for use as a guest bedroom or additional living space. This room opens into a highly useful study area fitted with shelving, ideal for home working or hobbies. Leading off the study is a discreet laundry cupboard, providing practical storage and keeping appliances neatly out of sight.

The lower level of the property is where the home truly comes into its own, offering a fabulous open plan living space that is perfect for modern living and entertaining. Engineered oak flooring runs throughout, adding warmth and continuity. The living area features a contemporary electric fireplace, creating a stylish focal point, while a window enjoys a pleasant sunny southerly outlook towards Southdown Hill. The kitchen is beautifully fitted with a range of duck egg blue units, complemented by contrasting white worktops for a fresh and elegant finish. Integrated appliances include a dishwasher, along with built-in AEG electric oven and microwave. A central island with breakfast bar and pan drawers provides additional workspace and storage, while also creating a sociable hub for everyday living. The fitted hob and extractor are neatly incorporated, and a useful pantry cupboard adds further practicality.

Flowing seamlessly from the kitchen/living space is a striking three-sided larch and glass dining conservatory. Flooded with natural light, this impressive addition provides an ideal dining area with lovely views over the rear garden and the outlook beyond. It is a wonderful space to enjoy throughout the year, whether entertaining guests or simply relaxing and taking in the surroundings.

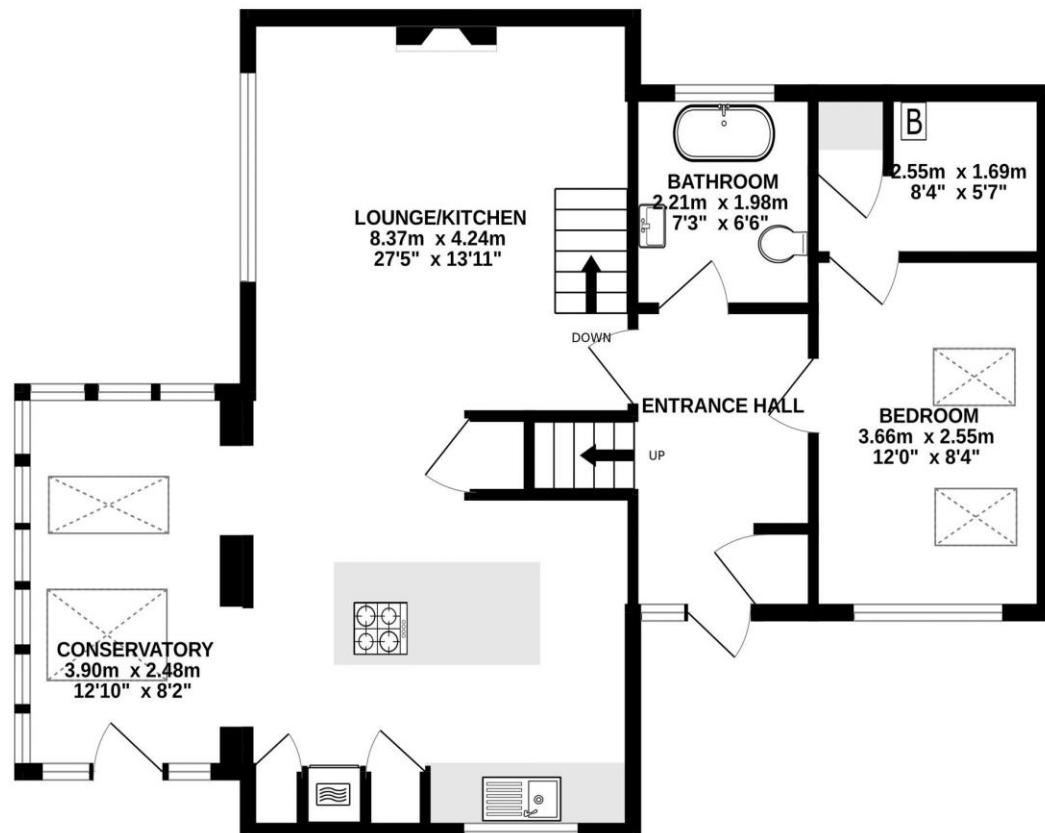
The upper floor provides a further two double bedrooms, both of which enjoy the lovely southerly facing outlook towards Southdown Hill to the rear, the principal bedroom has the all important en suite shower room which provides walk in shower with frosted glass and overhead shower, concealed flush w.c. and two drawer vanity with washbasin. The second bedroom has a built in cupboard and fitted wardrobes to one wall.

Brixham town centre and waterfront is approximately one mile distant, whilst local shops and amenities are located at St. Mary's Square. Overall, this exceptional home offers a rare combination of style, quality and thoughtful design in a desirable Brixham location.

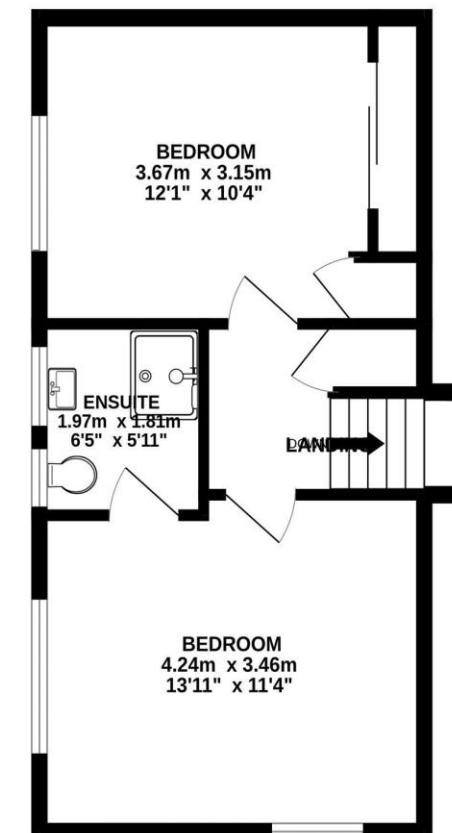
With its comprehensive refurbishment, generous parking, flexible accommodation and outstanding open plan living space, is a property that must be viewed to fully appreciate everything it has to offer.



GROUND FLOOR  
68.7 sq.m. (739 sq.ft.) approx.



1ST FLOOR  
35.8 sq.m. (386 sq.ft.) approx.

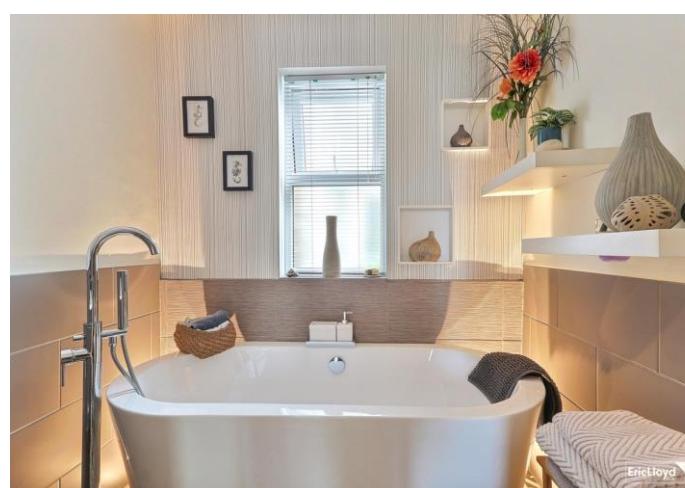


TOTAL FLOOR AREA : 104.5 sq.m. (1125 sq.ft.) approx.

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: D

COUNCIL TAX BAND: C

AGENTS NOTES: The Ofcom website indicates that standard and superfast broadband is available and that mobile performance is as follows: VODAPHONE 81% /THREE 78% /EE 77% /64%

#### VIEWINGS ARRANGEMENTS

Strictly by appointment through Eric Lloyd & Co

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