

3 The Crescent, St Marys Hill, Brixham, Devon, TQ5 9GU
Freehold House - Terraced
£269,950

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Situated within the highly regarded Millward Homes development at The Crescent, in Brixham's desirable Sharkham area, this spacious three-bedroom mid-terrace home offers beautifully refurbished accommodation, attractive gardens and allocated parking. Constructed around 2007, the development is well regarded for its attractive appearance, well-maintained surroundings and superb coastal position, with direct access to the South West Coast Path and St Mary's Beach close by. The property has recently undergone extensive refurbishment, including a stylish new kitchen, fresh neutral decoration and new carpets throughout, creating a bright, modern home ready for immediate occupation.

The accommodation is thoughtfully arranged over three floors, beginning with a welcoming entrance hallway leading to the newly fitted kitchen, featuring attractive worktops, excellent storage and ample space for appliances. A generous ground-floor cloakroom/WC adds convenience, while to the rear, the spacious living room provides a wonderful setting for relaxing and entertaining. Filled with natural light, this inviting room enjoys a pleasant outlook over the garden, with direct access onto the smart timber decking.

The first floor offers two excellent-sized double bedrooms, one benefiting from a large built-in wardrobe and Juliet balcony, together with a smart, centrally positioned family bathroom. The second floor is a particular highlight, having been converted some years ago to create an exceptionally generous principal bedroom. This impressive space enjoys large Velux windows to both the front and rear, providing lovely green outlooks and an abundance of natural light.

Outside, the neatly presented frontage features established hedging and a low-maintenance artificial lawn, creating an attractive first impression. To the rear, timber decking provides an ideal space for outdoor dining, with steps leading down to a private, sunny garden, again laid to artificial lawn. A rear pedestrian gate offers convenient access to the property's allocated parking space within the private parking area behind, where additional visitor parking is available.

Combining modern comfort, generous accommodation and an enviable coastal location, this is a superb turnkey home. Further benefits include gas central heating and uPVC double glazing, while the nearby beaches, countryside and spectacular coastal walks add considerably to its appeal. Offered FREEHOLD, with vacant possession and NO ONWARD CHAIN, this beautifully presented property is ready for its next owners to move straight in and enjoy. AI has been used to stage the property for marketing purposes.

Council Tax Band: B

3 1 1

- Modern Family Home
- Allocated Parking Space
- Vacant With No Onward Chain
- Three Double Bedrooms
- Popular Sharkham Development
- Freehold / Council Tax B









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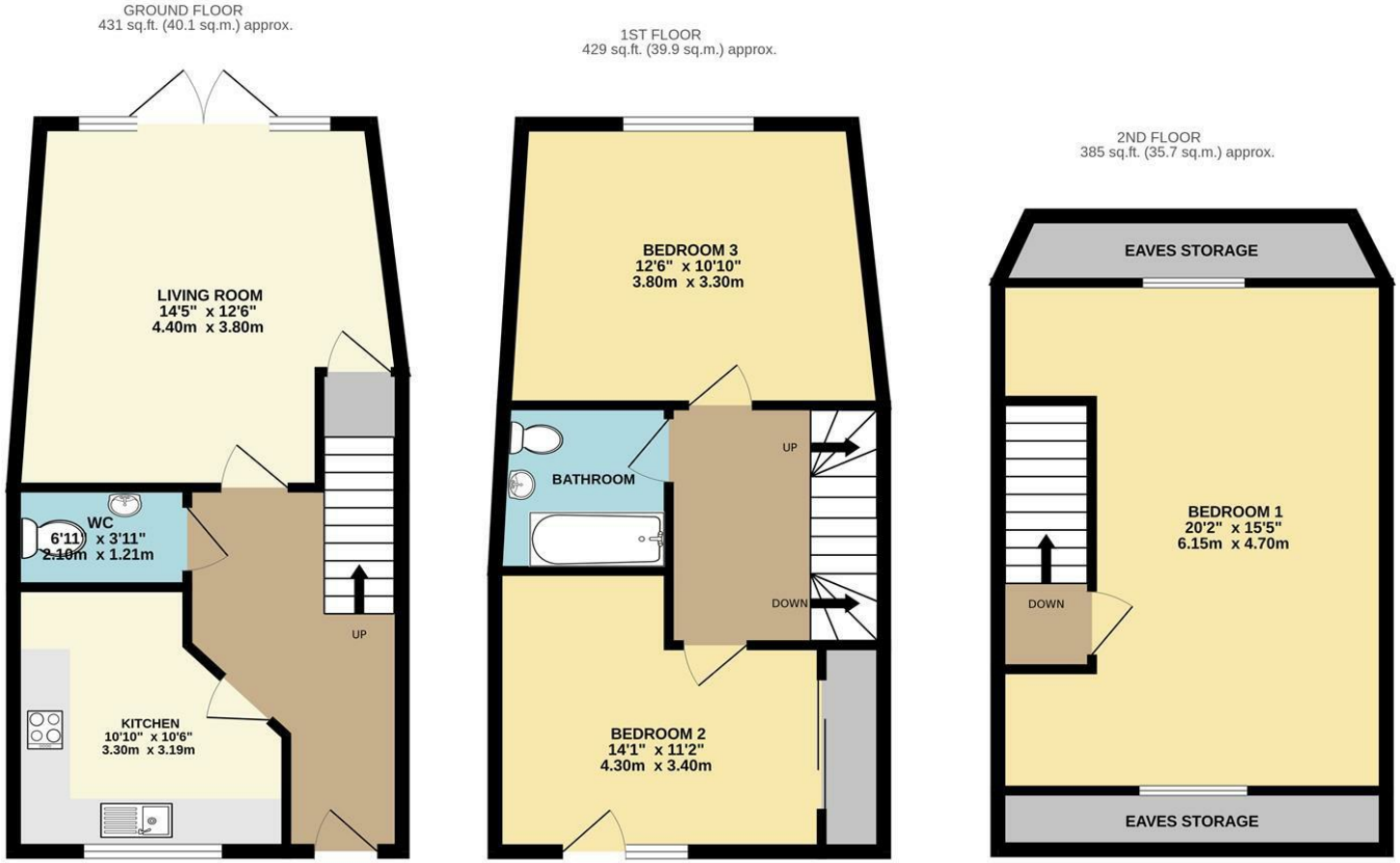






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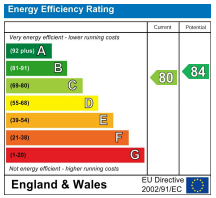
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TOTAL FLOOR AREA : 1245 sq.ft. (115.7 sq.m.) approx.

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: C



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