



Greenover  
Place  
1&2

Greenover Place, Greenover Road, Brixham, TQ5 9LY



## £435,000 Freehold

A Modern THREE BEDROOM SEMI DETACHED HOUSE (Built c.2014) Beautifully presented with part landscaped front and rear gardens and parking for two vehicles.

Set well back from the road and enclosed within its own attractive walled grounds, Greenover Place is a beautifully presented modern semi-detached home, built circa 2014 and forming one of an exclusive pair. Offering stylish, well-designed accommodation, ample parking, and a landscaped rear garden, this property is ideally suited to families, couples, or anyone seeking a contemporary home within easy reach of Brixhams town centre and amenities. The approach is particularly charming, with a small picket-fenced front garden and a paved pathway leading to the entrance porch. The parking area to the front provides excellent space for two vehicles, making day-to-day living especially convenient.

The welcoming entrance porch where a cloakroom/W.C is thoughtfully positioned for guests and everyday use opens into the hallway, there is also a useful understairs cupboard, and staircase rising to the first floor. To the front of the house is the lounge, a bright and comfortable room featuring a bay-style window that brings in plenty of natural light. This well-proportioned space offers flexibility for furniture layout and forms an inviting area for relaxation. Double doors from the hallway lead through to the impressive kitchen/dining room, a superb social space ideal for modern living. The kitchen is fitted with cream-fronted wall and base cupboards, paired with contemporary wood-grain effect worktops for a clean, modern look. High-quality appliances include an integrated fridge/freezer, dishwasher, Neff double oven/grill, and matching hob with cooker hood above. The dining area offers generous room for a family table, and French doors open directly onto the rear garden, perfect for seamless indoor/outdoor living. A further window provides additional natural light and views over the garden.

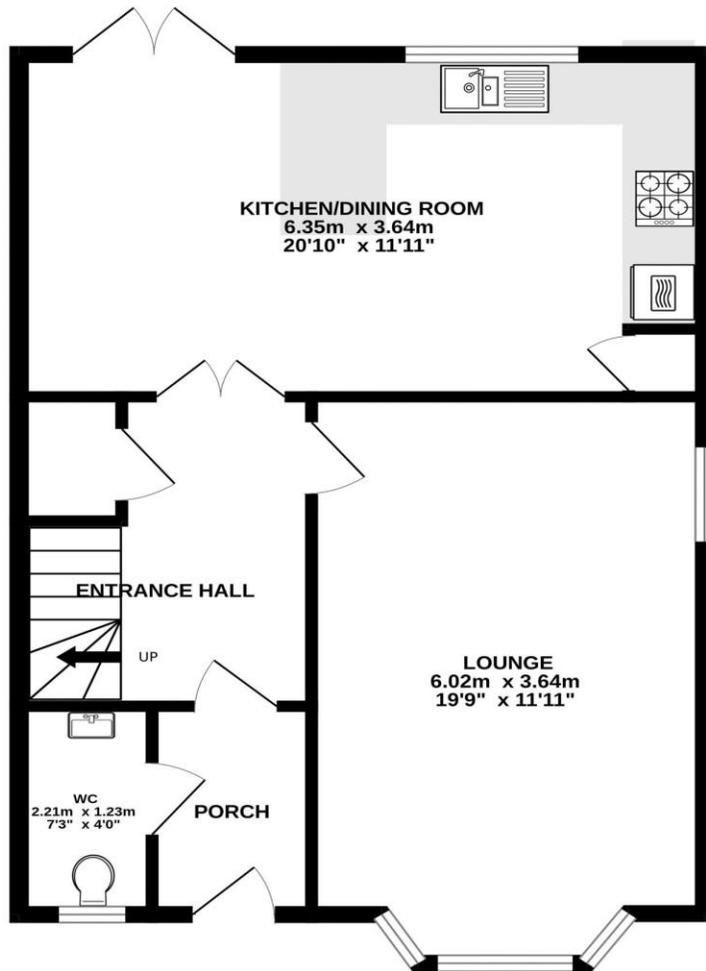
The first floor features a spacious landing, complete with a linen cupboard that also houses the combination boiler. The principal bedroom is a superb space, enjoying twin windows that overlook the rear garden and flood the room with light. This room also benefits from a stylish en-suite shower room/WC. The second bedroom is a comfortable double, while the third bedroom is a generous single with a built-in cupboard for storage. A family bathroom/W.C completes the accommodation, finished in a modern, contemporary style.

Outside, the rear garden has been thoughtfully landscaped for ease of maintenance, with raised flowerbeds, inset shrubs, and attractive specimen trees adding interest throughout the year. There is also a garden shed, external power point, outside tap, and lighting, enhancing practical use of the outdoor space. A side pathway with gate provides convenient external access.

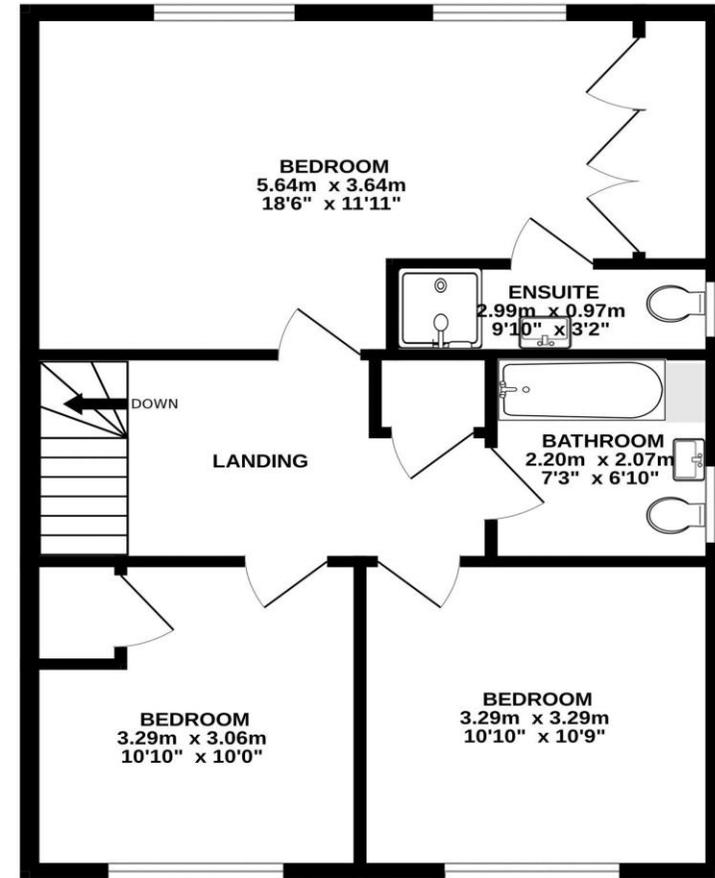
In summary, this is a high-quality modern home offering comfort, style, and practicality in equal measure. Its attractive setting, parking, and elegant interior make it a rare find and a must-see property in this popular area of Brixham. The town centre and waterfront is in walkable distance and local primary and secondary schools are easily accessible.



GROUND FLOOR  
59.0 sq.m. (635 sq.ft.) approx.



1ST FLOOR  
57.9 sq.m. (623 sq.ft.) approx.



TOTAL FLOOR AREA : 116.9 sq.m. (1258 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: C

COUNCIL TAX BAND: D

AGENTS NOTES: The Ofcom website indicates that standard, superfast and ultrafast broadband is available. Ofcom states Mobile coverage is: VODAPHONE 83% - THREE 82% - EE 76% - O2 65%

VIEWINGS ARRANGEMENTS

Strictly by appointment through Eric Lloyd & Co

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