

## North Furzeham Road, Brixham, TQ5 8HT Freehold £500,000



- Magnificent Harbour & Sea Views
- Prime Location Near Waterfront
- Full Renovation Throughout
- 4/5 Bedrooms & Large Living Spaces
- Absolutely Stunning Finish
- Big Sun Deck & Large Terrace
- Sunny & Bright Accommodation
- Close to Furzeham Park



A stupendous 4/5 bedroom marine home gifted with breathtaking views out across the sea towards Brixham Breakwater, Marina, Fish Quay, Torquay and beyond. The property is perfectly positioned to enjoy all Brixham has to offer being just a moments walk into the town centre and harbour with a superb selection of restaurants, pubs, cafés and local businesses to explore. Furzeham fields, play-park and bowls club also close to hand.

The property has been tremendously enhanced throughout recent ownership with a full extensive list of renovation works including: new central heating system, full electrical rewire, new PVCu double glazed units throughout, new flooring, damp-proof works, comprehensive decor and roof repairs (to name a few!)

This home has been beautifully executed to suit a spacious holiday home / holiday let or indeed a permanent family home. The lower ground floor offers fantastic flexibility for use as a separate annexe to the main house. The open plan 'studio' set up with bedroom, snug, utility and shower room could be made into a completely separate unit for family members, visitors or indeed 'Air B&B' as this area has access through to a personal patio terrace with private gated entrance onto Overgang steps, leading directly down to the harbour. The rest of the property is very well proportioned throughout with four further bedrooms, open plan kitchen / dining area, bathroom, separate WC and en-suite to the master bedroom.

Internal viewing is imperative to fully experience the scenery, size & quality throughout.

		Contemporary fitted composite front door leads into...
<b>ENTRANCE VESTIBULE</b>		Internal lighting and inner door opens up into...
<b>OPEN PLAN KITCHEN</b>	14'09 x 14'09 (4.50m x 4.50m)	Stunning wood fitted kitchen with matching wall and base units and 2x freestanding breakfast bar areas. Inset ceramic 1 1/2 bowl sink with drainer and flexi mixer tap over. 1 1/2 size John Lewis cooker with 5 ring gas hob over. Useful shelving. Radiator. Smoke detector. Large PVCu double glazed bay window with stripped wood surround and fitted shutters. An abundance of light spreads throughout this floor. Two open archways into...
<b>DINING AREA</b>	14'07 x 13'06 (4.45m x 4.11m)	With stunning sea views across the sun terrace (see later) through the large PVCu double glazed window and patio door. Radiator. Power sockets. Stairs rise to first floor and door to stairwell leads down to...
<b>LOWER GROUND FLOOR</b>		This area is a fantastic space to independently let or indeed use as an integral annexe for family members or visitors. This level could be made into a completely separate unit from the main house with private entrance access through the rear lower courtyard gate onto Overgang steps. This level comprises of:
<b>UTILITY ROOM</b>	8'00 x 4'05 (2.44m x 1.35m)	(At max). Useful room with space and plumbing for washing machine. Cupboard housing Ideal gas combi boiler. Stainless steel sink set into worktop unit. Store cupboard housing tumble dryer and freezer. PVCu double glazed window.
<b>BEDROOM 5</b>	13'00 x 12'01 (3.96m x 3.68m)	Excellent space with patio doors leading out to rear lower patio terrace. Radiator. Understairs store cupboard. Built in wardrobe. Concertina wooden glazed doors open up into...
<b>SNUG AREA</b>	9'07 x 8'07 (2.92m x 2.62m)	A great flexible space, currently used as a snug / office. Power sockets. Cupboard housing RCB fuse board. Door into...
<b>SHOWER ROOM</b>	9'06 x 2'06 (2.90m x 0.76m)	With low level WC, wash hand basin set into wall alcove and walk in shower cubicle with mains rainfall shower head over and curtain rail.
<b>FIRST FLOOR</b>		With stairs rising to landing. Small PVCu double glazed window takes in stunning sea views across The Breakwater. Exposed wood floorboards.
<b>BEDROOM 1</b>	12'00 x 11'02 (3.66m x 3.40m)	Stunning master bedroom with beautiful PVCu double glazed bay window and seating area. Fitted shutters and exposed woodwork surround the window. Power sockets. Contemporary vertical radiator. Open arch into...



**OPEN PLAN EN-SUITE**

10'02 x 2'07  
(3.10m x 0.79m)

With push flush WC, wash basin set into vanity unit and fully tiled shower cubicle with mains rainfall shower head over and hand held attachment (extractor).

**BEDROOM 2**

11'06 x 10'05  
(3.51m x 3.18m)

Gorgeous double bedroom with PVCu double glazed door leading out to balcony (see later). Stunning sea views across to Brixham Marina and Torbay beyond. Radiator. Power sockets. (Currently used as a living area).

**SECOND FLOOR**

With roof light tunnel providing natural light. Large store cupboards. Loft access hatch.

**W.C.**

4'00 x 3'00  
(1.22m x 0.91m)

Push flush WC with slimline wash hand basin set into unit. Small PVCu double glazed window.

**BEDROOM 3**

11'09 x 10'00  
(3.58m x 3.05m)

Double bedroom with eye level PVCu double glazed window taking in those stunning sea views. Fitted wardrobe units. Power sockets. Radiator.

**BEDROOM 4**

11'10 x 9'07  
(3.61m x 2.92m)

A smaller double bedroom or generous single (currently used as an office). Radiator. Telephone point. PVCu double glazed box bay window with fitted shutters and views across to Furzeham.

**BATHROOM**

12'04 x 4'08  
(3.76m x 1.42m)

Wood panel sided bath with mains rainfall shower head over and hand held attachment. Glazed screen. Fully tiled surround bath. Wash hand basin set into vanity unit. Velux window. Spotlights.

**OUTSIDE**

**LARGE SUN DECK**

Beautiful sea and marina views and out across the bay. Perfect space for alfresco dining and entertaining.

**BALCONY**

Accessed from Bedroom 2. With breathtaking sea views. Space for small table and chairs.

**LOWER PATIO TERRACE**

Comfortable sheltered area again enjoying fabulous views. Water tap. Steps lead down to Overgang steps which also provides access to...

**STORE UNIT**

Accessed via Overgang steps. With electric roller door. Generous storage area with power and light.

**COUNCIL TAX BAND E**



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>63</b>	<b>74</b>
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>55</b>	<b>66</b>
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

## Freehold Price £500,000 L J Boyce Map Reference - E2

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 the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

References to the Tenure of a 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 any distance to view.