



Coniston Close, Brixham, Devon, TQ5 0RA
Freehold House - Detached
£319,000

boycebrixham

email property@ljboyce.co.uk call 01803 852 736

This excellent size THREE BEDROOM DETACHED HOUSE is superbly presented and enjoys a good size plot with panoramic sea and field views across Brixham and out to Torbay and Lyme Bay beyond. The property is situated in a peaceful cul-de-sac on a corner plot, approximately one and a half miles to the town centre and harbour area (bus service to hand if required). There are nearby local shops at Summercourt Way and St. Mary's Square (including sub-Post Office/Spar). Access in and out of Brixham avoids town centre traffic with routes also providing access towards Kingswear & Dartmouth.

There are many beautiful coastal walks to hand within a two mile radius including Berry Head Country Park and Sharkham Point as well as beaches at Elberry Cove and Broadsands. Closer by is a good size open park which is situated on the opposite side of the road.

The property has been dramatically improved within recent years including works to electrics, gas central heating system and fully modernised with smart decoration throughout including fitted blinds throughout. This family home briefly comprises of: an excellent size lounge with open views, modern kitchen with distant sea views, three double bedrooms, where one is currently used as a dining area. The master room enjoys distant sea views and an en-suite shower room. Family shower room, WC, office/study, conservatory and integral garage. The front and rear gardens have been beautifully landscaped to enjoy open views and sunshine throughout the day. There is driveway parking for two vehicles and the brick-built exterior, with outside security lights, makes for a superb, low maintenance home.

The property is offered as chain free with full vacant possession; internal viewing is highly recommended.

Council Tax Band: D
Map reference: C5



- 3 Bed Detached Brick Built Home
- With Superb Panoramic Field & Sea Views
- En Suite Shower Room & Family Bathroom
- Spacious Lounge & Modern Kitchen
- Beautifully Landscaped Gardens
- Large Drive Leading To A Good Garage
- Nearby Convenience Store, Chip Shop & Vets
- Quiet Residential Area With Open Park

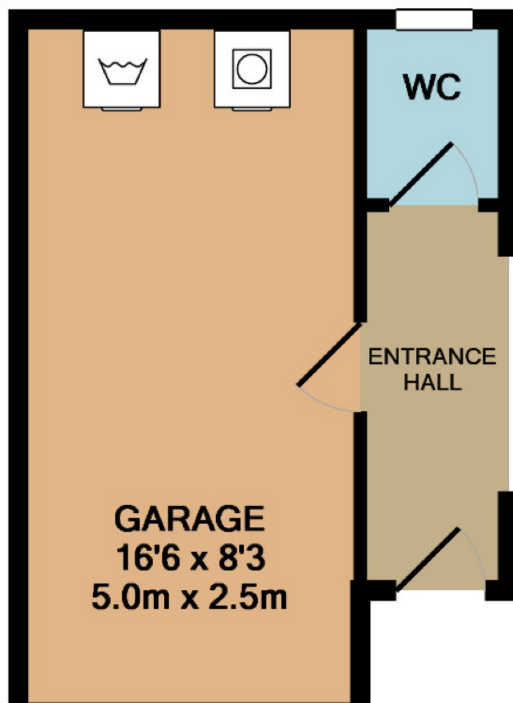


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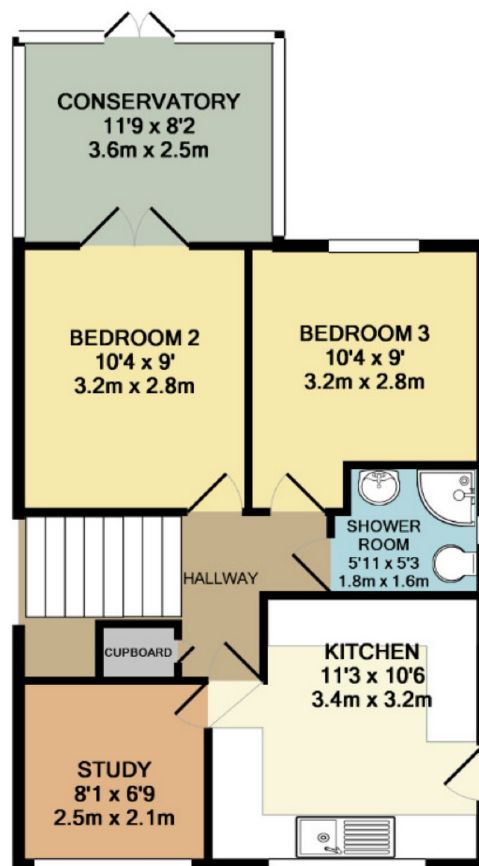
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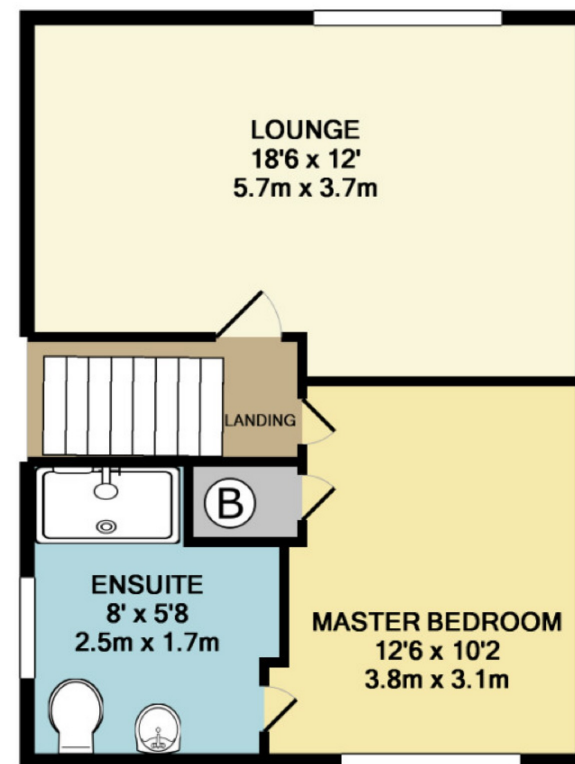




ENTRANCE GROUND FLOOR
APPROX. FLOOR
AREA 184 SQ.FT.
(17.1 SQ.M.)

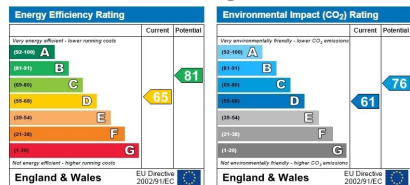


LOWER GROUND FLOOR
APPROX. FLOOR
AREA 525 SQ.FT.
(48.7 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 441 SQ.FT.
(41.0 SQ.M.)

Current EPC Rating: D



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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 purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of the 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 distance to view.

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