



North Furzeham Road, Brixham, Devon, TQ5 8HT
Freehold House - End-Terrace
£375,000

boycebrixham

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A very desirable harbour area property with the key ingredients of great harbour views, sunny outside areas, large garage and additional outbuilding with planning permission. An ideal "lock and leave" or indeed a main home located 200 metres from the waterfront. Handy for all the cafes, restaurants, bars and pubs around the picturesque harbour. Most amenities are within half a mile and there are many beautiful coastal walks within a two mile radius.

The house underwent a major transformation in 2011 and works included a new roof, new PVC-u window units, new plumbing and electrics and complete internal refit. The result is very appealing with a balanced layout. The finish is fresh and bright including attractive light oak internal doors and carpets throughout. There is a gas-fired central heating system and PVC-u double glazing. The master bedroom has fabulous marine views and decent size en-suite.

Purchasing properties with car parking in the "harbour bowl" area can be very difficult but Hillview has a generous size garage. The house has the benefit of a large timber sun deck to the front which is ideal for al-fresco dining with the harbour views. The property makes a wonderful holiday base or indeed will attract those looking for a permanent home near the harbour action.



- With Panoramic Harbour and Sea Views
- A substantial 3 Bed End Terrace House
- With Large Car Port and Impressive Sun Deck
- Re-Modelled With Major Refurbishment 2011
- Master Bedroom En-Suite
- Sitting Room and Separate Dining Room
- Smart Kitchen and Main Bathroom
- Immediate Vacant Possession



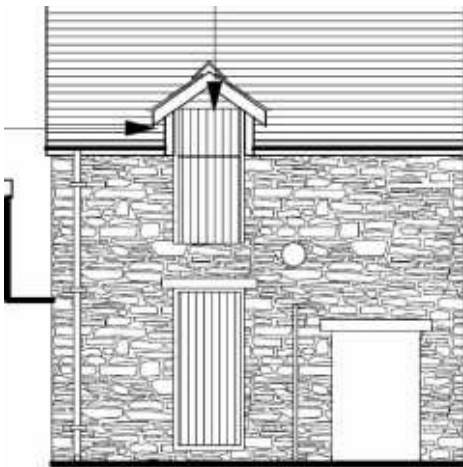


Planning permission has been granted to add a new roof to store which has separate access from South Furzeham Road as well as through the rear garden of the main house. Note there is a separate entrance through the store as a right of access for the neighbouring property. Application and plans can be obtained from the Torbay council website or via the office if requested. Application number is P/2016/1340

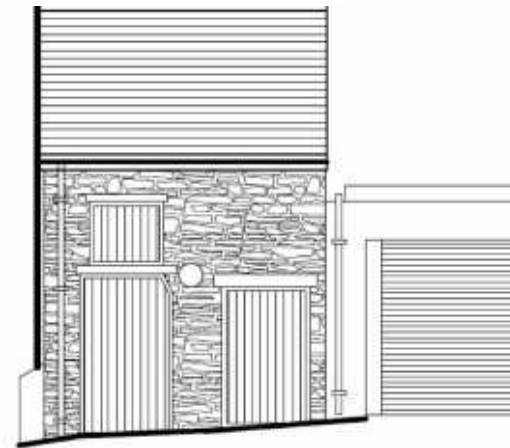
This would be a handy store or studio space for those looking for a creative environment to thrive, with both separate or internal access it gives good flexibility to the outbuilding. Once constructed you would end up with a good size store area to the ground floor with a larger first floor area with wood panel overlooking the rear garden and Harbour Bowl.



Council Tax Band: D
Map reference: F2

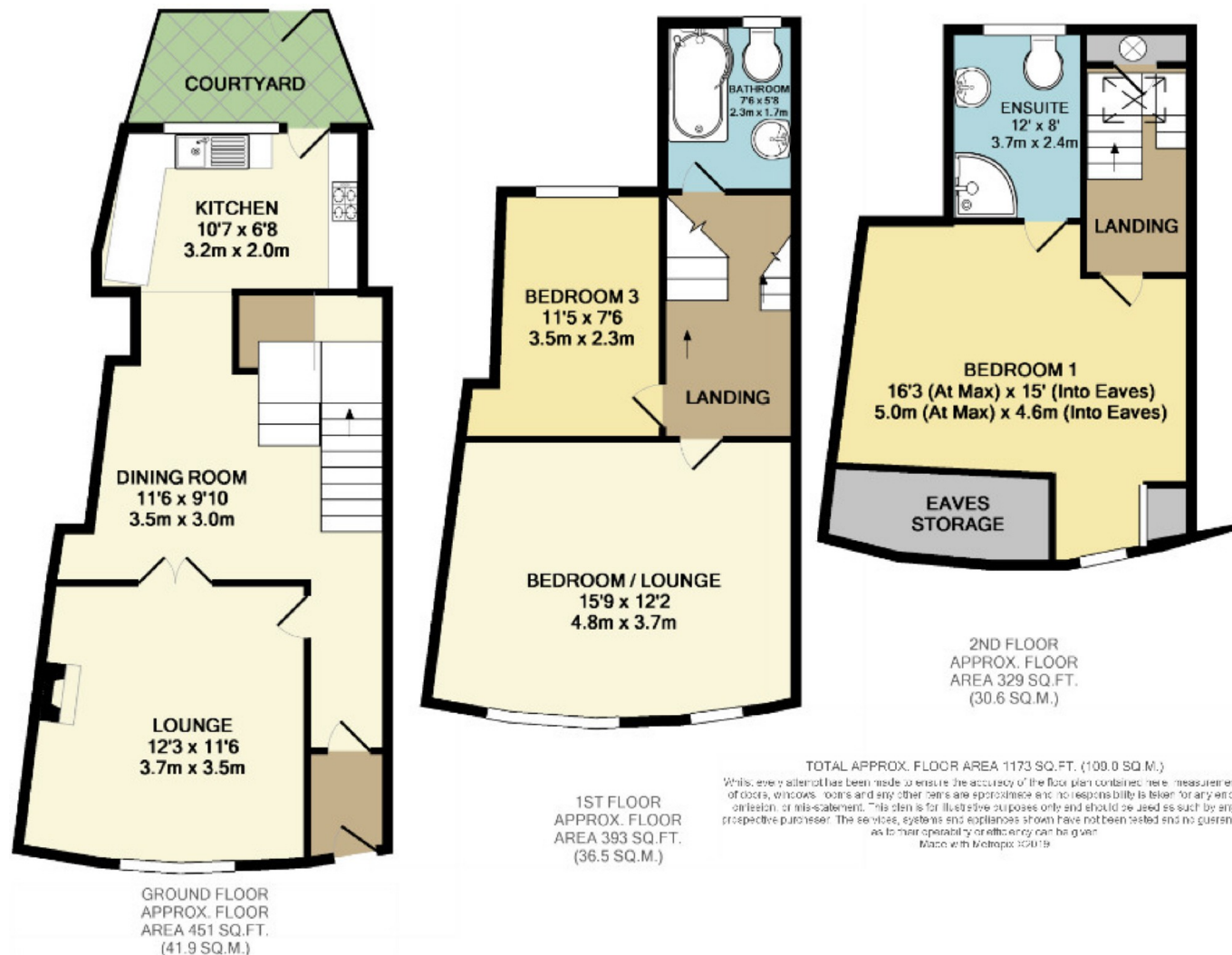


South East Elevation
Proposed

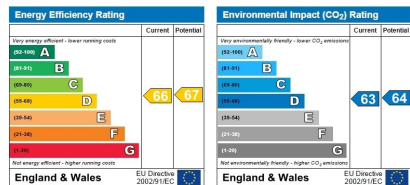


North West Elevation
Proposed





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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