



South Furzeham Road, Brixham, TQ5 8JF  
Freehold House - Detached  
**£385,000**

**boyce**brixham

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Sundown is situated in a fantastic location close to the harbour and town centre yet tucked away in a quiet spot. Furzeham Park, the water's edge and primary school are all within easy walking distance. The plot is positioned to make the most of the lovely open view and receives great sunlight due to its open aspect. The property has a secure walled garden and a sun terrace off the living room giving access into the rear garden making it perfect for families and entertaining alike.

The property has recently been painted and has had various works undertaken on the outside of the building bringing it right up to modern standards. The accommodation is very spacious and comprises of 4 bedrooms, master en suite, with a separate family shower room and family bathroom. The living room is a fantastic size and opens out on to the sun terrace which is perfectly positioned for the evening sun as the property name suggests.

There is off road parking to the front and a great size garage which is accessed via a new electric double width roller door. The limestone walls provide a lovely secure setting for pets and children alike, but also easy ongoing maintenance. The gardens are mainly laid to gravel with a raised deck area ideally positioned for the sun.

**Council Tax Band: E**  
**Map reference: E2**



- 4 Bed Detached Home
- Very Sunny Plot With Outlook
- Super Living Space With Sun Terrace
- Walled Garden To Rear

- Just 1/2 Mile From Harbour
- Close To Many Amenities
- PVCu Double Glazed + Gas Central Heating
- Large Garage / Great Storage



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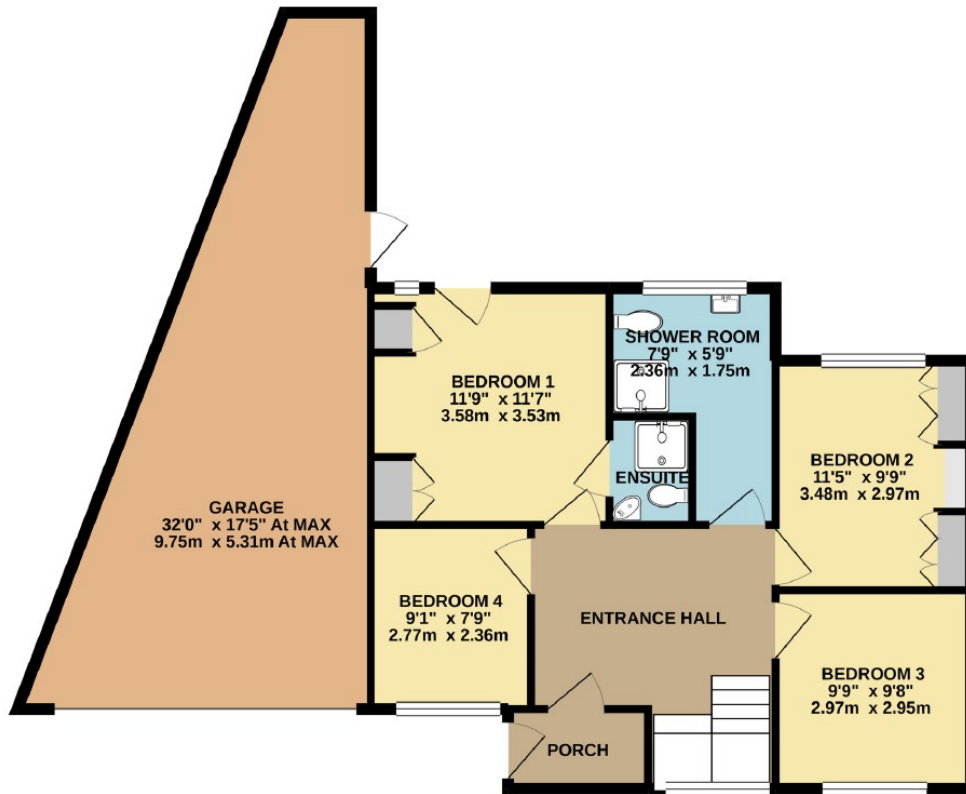
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**GROUND FLOOR**  
1037 sq. ft. (96.4 sq. m.) approx.



**1ST FLOOR**  
642 sq. ft. (59.6 sq. m.) approx.

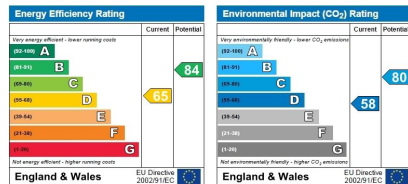


**TOTAL FLOOR AREA : 1679 sq. ft. (156.0 sq. m.) approx.**

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: D**



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