



3 Park Mews, Marina Drive, Brixham, Devon, TQ5 9AY  
Freehold House - Terraced  
Asking Price £299,950

**boyce**brixham  
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A fully modernised three double bedroom Marine Town House, positioned to enjoy excellent sea and coastal views from both the front and the rear. The Town Centre, Harbour, Marina and Berry Head Country Park are all within half a mile, whilst a local bus service operates close by on Wall Park Road.

The property has recently undergone a full programme of modernisation and now benefits from new carpets and flooring throughout, two brand new bathrooms, new windows, upgraded balcony glazing and a new skylight. The result is a stylish and contemporary home that is light, bright and low-maintenance, making it an ideal permanent residence for those who do not wish to manage a garden, or equally a safe and secure lock-up-and-leave in this highly sought-after location.

Externally, there is a good-sized car port with ample additional visitors' parking adjacent to the block. The property further benefits from gas central heating and new PVC-u double glazing.

The accommodation is arranged over three levels. The ground floor is accessed via the car port and opens into a spacious entrance hallway with useful storage. This level also includes a generous double bedroom with built-in wardrobe and a modern shower room. On the first floor there is a large living and dining room which enjoys superb coastal views and opens onto a sea view balcony with new glazing, while to the front of the property lies a well-proportioned kitchen. The top floor offers two further double bedrooms, both with built-in storage, and a contemporary family bathroom in between.

Internal viewing is highly recommended in order to fully appreciate both the spectacular views and the high standard of modernisation throughout. The property is offered for sale with no onward chain. There is a maintenance charge of circa £612.60 per annum for the upkeep of the grounds.

**Council Tax Band: C**



- Recently Refurbished Spacious Town House
- Berry Head Area
- Car Port Parking
- Great Size Kitchen
- 3 Double Bedrooms
- Panoramic Sea Views
- Very Popular Location
- No Onward Chain



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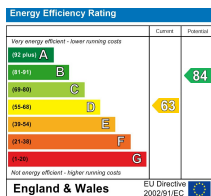


TOTAL FLOOR AREA : 1256 sq.ft. (116.7 sq.m.) approx.

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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