



New House Quentin Avenue, Brixham, TQ5 0AG  
Freehold House - Detached  
Asking Price £395,000

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A substantial four-bedroom detached home occupying a generous and private plot at the end of a peaceful cul-de-sac on the rural outskirts of Brixham. This property offers a fantastic opportunity for modernisation, with clear potential to create a truly exceptional family home.

Situated in a highly regarded residential area, the location combines the best of countryside living with convenience. Beautiful walks are quite literally on your doorstep, with easy access to St Mary's Park and the charming, hamlet-like St Mary's Square just a short stroll away. For nature lovers, Mansands Beach is accessible on foot by following the lane to the hilltop, where it meets the stunning South West Coast Path.

Families will appreciate the proximity to well-regarded local schooling, including Eden Park Primary School, which is within easy walking distance. Commuting is straightforward, with direct access in and out of Brixham—allowing you to avoid the town centre if desired. Kingswear, Dartmouth, and the wider Torbay area are easily reached via the Hillhead route. A local bus service is also conveniently available at the Milton Street/Southdown Avenue junction.

The property opens into a spacious entrance hall, with doors leading to a ground floor shower room, a large double bedroom (Bedroom 3), and a central breakfast room with sliding patio doors opening onto the rear garden. Adjacent to the breakfast room is a particularly spacious kitchen/dining room—a bright and sociable heart of the home. It features a large fitted kitchen with a breakfast bar, ample storage, and a utility area, formerly part of the integral garage.

On the opposite side of the ground floor is an impressively sized family lounge, complete with a large picture window overlooking the rear garden. This room flows into a conservatory that enjoys views over the rear patio—ideal for relaxing or entertaining.

Upstairs, you'll find three further bedrooms. Two generous double rooms offer stunning rural views to the south, with Bedroom 1 also benefiting from built-in wardrobes. A fourth bedroom, currently used as a home office, adds flexible living space. A well-proportioned family bathroom serves the first floor.

Externally, the property offers ample off-road parking on a large driveway, with space for four to five vehicles, alongside a sizeable garage providing dry storage and additional eaves space. The rear garden is a standout feature—south-facing, sunny, and wonderfully private. It includes a level lawn extending across the rear of the property, complemented by a spacious patio area—perfect for summer entertaining or enjoying the sun.

While the home would benefit from refurbishment—including updates to the kitchen and bathrooms—it already features gas central heating and full double glazing throughout.

**Council Tax Band: E**



- Substantial Family Home
- Generous Sized Living Accommodation
- Ample Driveway Parking + Garage
- In Need Of Refreshment Inside

- Four Bedroom Detached House
- Superb South Facing Rear Garden
- Set On A Quiet Cul-De-Sac
- Superb Opportunity - A Must View!

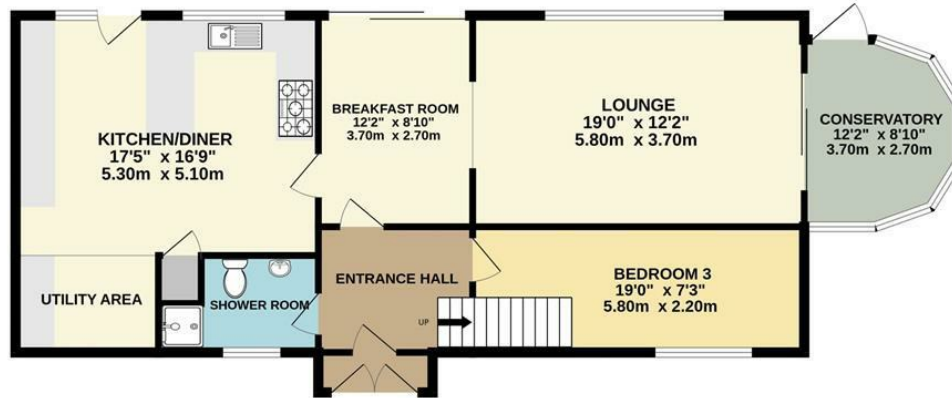




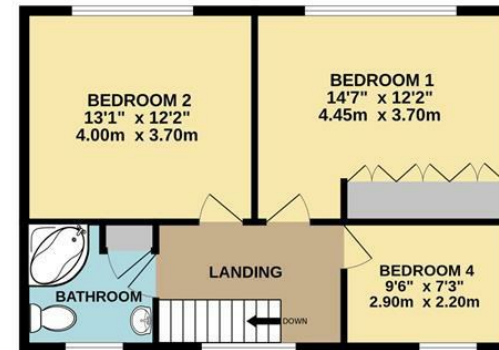




GROUND FLOOR  
976 sq.ft. (90.7 sq.m.) approx.



1ST FLOOR  
541 sq.ft. (50.2 sq.m.) approx.



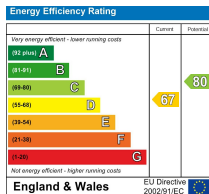
OUTSIDE  
114 sq.ft. (10.6 sq.m.) approx.



TOTAL FLOOR AREA : 1631 sq.ft. (151.5 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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