



77 Penn Meadows, Brixham, Devon, TQ5 9PF
Freehold House - Semi-Detached
Asking Price £289,950

boycebrixham
email property@ljboyce.co.uk call 01803 852736

Beautifully presented throughout and perfect for family living, this spacious three-bedroom semi-detached home is located in a popular residential area just $\frac{3}{4}$ mile from Brixham town centre and harbour. With its generous room sizes, modern decor, and easy-to-maintain garden, this is a home ready to move into and enjoy.

Step inside to a welcoming entrance porch and hallway, leading to a fantastic 23ft lounge/dining room with bay window to the front and French doors to the rear garden, creating a light and sociable living space. The stylish kitchen features dove grey units, black worktops, and integrated appliances including a fridge, slimline dishwasher, induction hob, Zanussi oven, and built-in microwave.

A handy utility room just off the kitchen provides additional storage, plumbing for a washing machine, and access to the attached garage, rear garden, and ground floor cloakroom/WC. Upstairs, there are three bedrooms —two generous doubles and a third with a built-in cabin bed and cupboard—plus a modern shower room/WC with electric shower and vanity basin.

Outside, the sunny south-west facing rear garden has been smartly landscaped with resin and decked areas, a raised pond with waterfall, and tiered seating zones, all designed for low maintenance. The front garden and block-paved driveway offer off-road parking for two vehicles, with an attached garage (15'6" x 10'10") providing further secure space, power, lighting, and a wall-mounted gas boiler.

Situated close to local schools, scenic coastal walks including St. Mary's Bay, and everyday amenities, Penn Meadows is a superb choice for families, professionals, or those looking to enjoy the best of Brixham in comfort.

Council Tax Band: D



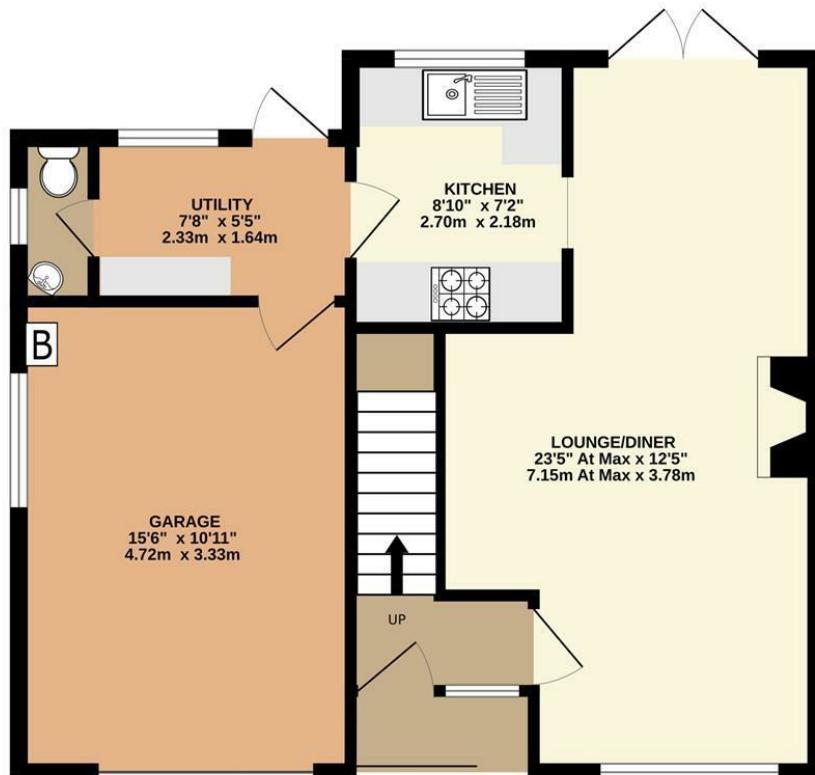
- Well-Presented Semi-Detached House - Freehold
- Kitchen & Separate Utility Area/WC
- South-West Facing Garden with Pond & Decking
- Spacious Lounge/Diner, French Doors to Garden
- Driveway for 2 Cars + Extra Storage
- Council Tax Band: C



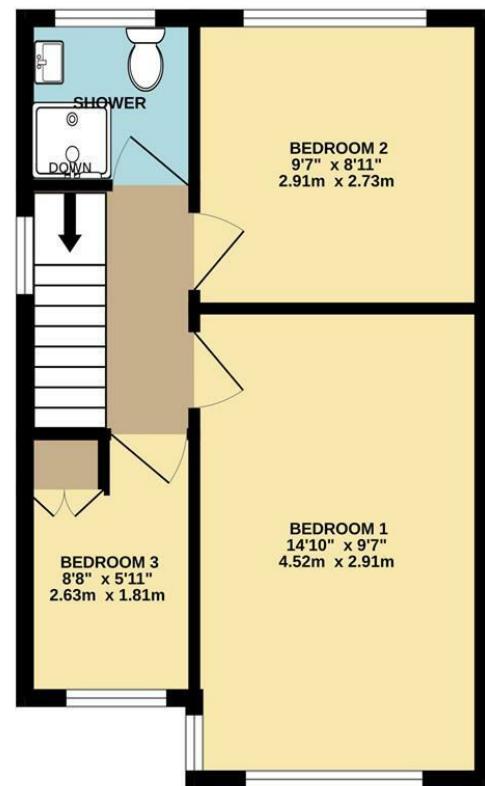
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GROUND FLOOR
581 sq.ft. (54.0 sq.m.) approx.



1ST FLOOR
363 sq.ft. (33.7 sq.m.) approx.

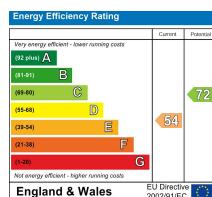


TOTAL FLOOR AREA: 944 sq.ft. (87.7 sq.m.) approx.

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: E



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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