



17 Douglas Avenue, Brixham, TQ5 9EL
Freehold House - Detached
Asking Price £689,000

boycebrixham
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Set in an elevated position above the beautiful St Mary's Bay, this attractive four-bedroom detached property enjoys sweeping coastal views and offers a peaceful lifestyle in a naturally scenic location.

The raised setting provides far-reaching vistas across the sea and surrounding countryside, creating a serene and inspiring backdrop for daily living.

The home's unique split-level design brings character and practicality, with well-arranged spaces that flow effortlessly. At the heart of the ground floor is a generous kitchen/dining area, perfectly positioned to connect with the rear garden and enhance the indoor-outdoor living experience.

Everyday convenience is carefully considered, with a ground-floor bathroom, a separate utility/laundry room, a guest suite, and an additional bedroom, ideal for family living or accommodating visitors.

On the upper level, a light-filled reception hall opens onto a striking galleried landing that leads to the main living room. This standout space features high vaulted windows and bi-fold doors opening to a sea-facing balcony, perfect for soaking in the dramatic coastal landscape.

The main bedroom suite also sits on this level and offers excellent proportions, with plenty of room for furnishings and a large en-suite bathroom, providing privacy and comfort in equal measure. A further flexible room on this floor is ideal as a study, hobby room, or additional bedroom.



- Popular location near Berry Head
- Balcony with access to the garden
- Landscaped gardens
- Cloakroom & utility room
- Extensive sea & coastal views
- Spacious kitchen/dining room
- Generous principal bedroom suite
- Chain Free





Outside, the garden enjoys a sunny southerly aspect and has been professionally landscaped to include a level lawn, generous patio, and a connecting decked area with sea views, all accessible from the kitchen/diner, offering a great setting for relaxation or social gatherings.

Modern features such as double glazing and a dual-zone gas central heating system ensure year-round comfort and energy efficiency, enhancing the overall appeal of this well-designed home.

For those who love the outdoors, the location is a gateway to nature. The renowned Berry Head Country Park and the South West Coast Path are nearby, offering miles of scenic walking routes and dramatic cliffside views. St Mary's Bay itself is just moments away, a peaceful haven for beachside strolls.

Families will appreciate the proximity to reputable schools, while being only a little over a mile from the town centre and harbour, allowing easy access to local shops, restaurants, and everyday amenities without sacrificing the tranquility of this coastal setting.

In conclusion, this beautifully positioned home near Berry Head offers generous living space, exceptional sea views, and a practical layout, perfect for those seeking a balance of natural beauty, comfort, and convenience.



Council Tax Band: E

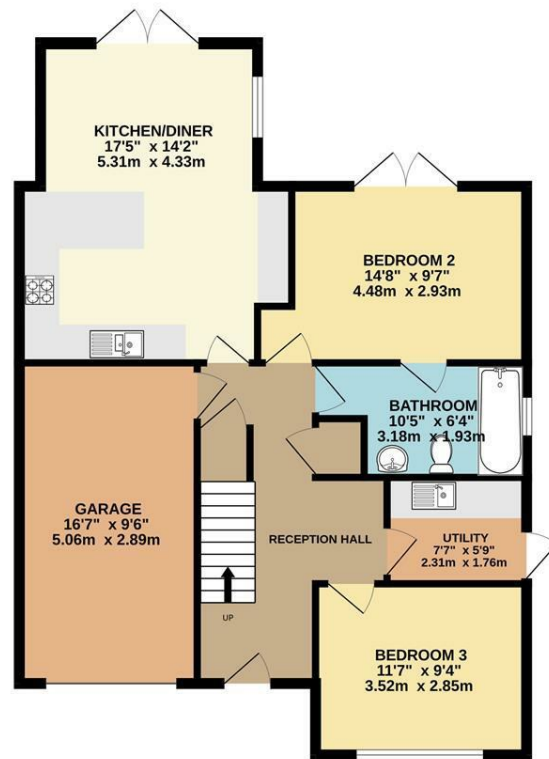


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GROUND FLOOR
876 sq.ft. (81.4 sq.m.) approx.



1ST FLOOR
723 sq.ft. (67.1 sq.m.) approx.



TOTAL FLOOR AREA: 1599 sq.ft. (148.5 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:

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(91-100) A			
(81-90) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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