



8 Lytes Road, Brixham, TQ5 9SN
Freehold House - Semi-Detached
£354,950

boycebrixham
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Situated in a favoured residential area, just a 5 minute walk down into the bustling town and harbour areas, is this very versatile and spacious FOUR/FIVE bedroom extended semi detached house. The location will prove popular for those looking to be close to everything Brixham has to offer, with two good schools (primary and secondary) within a stone's throw, as well as a CO-OP convenience store just a hundred yards away. Many of Brixham's amenities are on your doorstep including Brixham Rugby Club, Admiral Swimming Pool and the Berry Head Nature Reserve a 10 minute level walk away.

The property itself opens through a useful entrance porch into a good sized family lounge. With characterful recessed lights atop a lovely feature fireplace with inset wood burner. The room enjoys a Southerly aspect over the front garden. Through to a large kitchen diner, which has been extended to the rear making the space a real 'hub' of the home. The kitchen, whilst slight dated is of good quality and boasts plenty of cupboard and worktop space, along with an inset gas hob and integrated mid-height oven. The kitchen leads off to both a utility room (with courtesy access to the rear garden) and a very versatile ground floor room - perfect for many uses including a play room, man cave or ancillary fifth bedroom. The main family bathroom is also set off the kitchen, with a modern white suite and large airing cupboard.

Upstairs, the space and versatility of the property continues, with four bedrooms - all of a good size with two generous size doubles (both with impressive velux windows and vaulted ceilings), a smaller double and a good size single bedroom. The master bedroom, set to the front, is light-and-bright owing to it's Southerly aspect, enjoys built in storage and an en-suite shower room just off. The spacious loft has also been adapted to create a further usable room and enhance the flexibility of the property - perfect as a hobby room or home office.

Outside, to the front there is a block pavior driveway providing off-road parking and a pretty front garden, which could be adapted for further parking if required. The rear garden is a real treat, with a large timber deck off of the kitchen diner, leading down to a recessed deck just off - perfect for BBQ's. Steps lead down to a charming and very private garden, mostly laid to lawn and flanked by some well established borders. The garden opens up to the West and enjoys superb afternoon sun, making the raised deck a real sun-trap.

This super spacious and versatile family home will suit larger families looking for their own space in a fantastically convenient location. There is UPVC double glazing throughout and the property is heated with a full gas-central heating system.

Council Tax Band: C



- Spacious 4/5 Bedroom House
- Off Road Driveway Parking
- Sunny & Private Rear Garden
- Well Presented Throughout

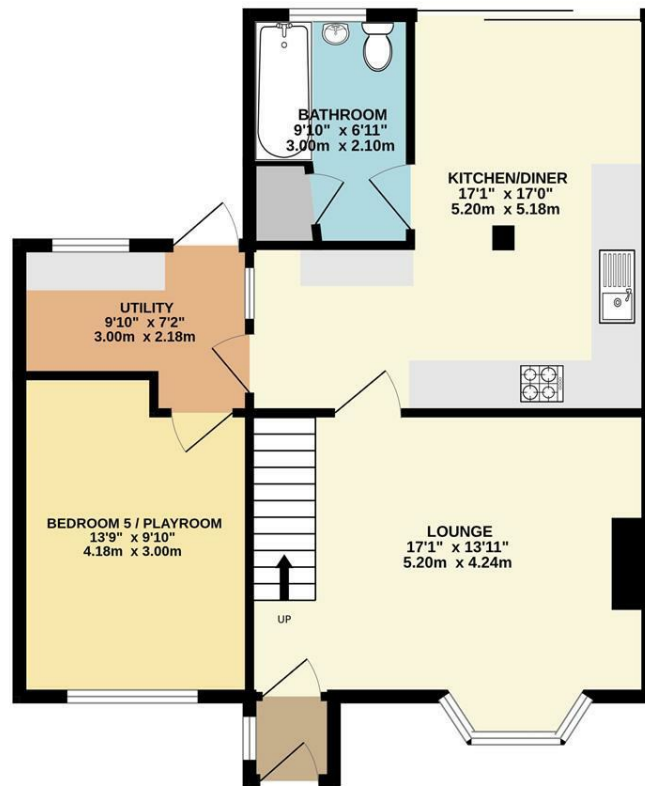
- Super Convenient Location
- Extended Kitchen Diner
- Very Versatile Family Home
- Double Glazing & Gas CH



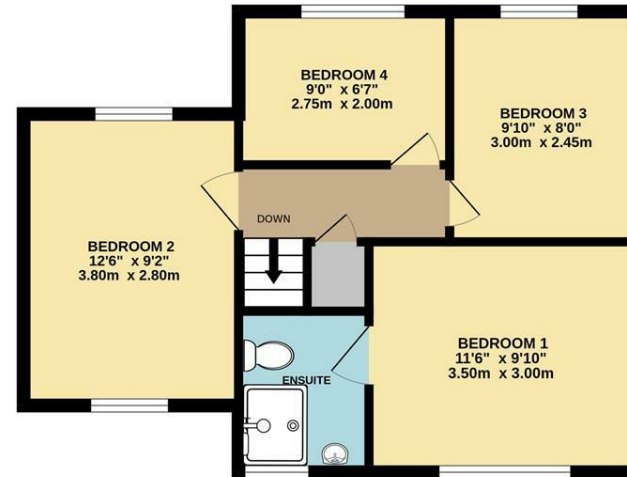
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GROUND FLOOR
702 sq.ft. (65.2 sq.m.) approx.



1ST FLOOR
451 sq.ft. (41.9 sq.m.) approx.



TOTAL FLOOR AREA : 1152 sq.ft. (107.1 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			
(49-54) E			
(41-48) F			
(31-40) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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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