



5 Regard Close, Brixham, Devon, TQ5 9FR
Freehold House - Semi-Detached
Asking Price £365,000

boycebrixham
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Regard Close is ideal for easy access to great local schools from pre school all the way up to sixth form, all of which are within easy walking distance of the property. For added convenience there is a nearby Co-Op handy for those everyday essentials without having to venture into the town centre. There is a bus service available on the nearby Wall Park road if required.

Berry Head Park is perfect for those wanting a great base to enjoy all that Brixham has to offer. The property is close to the rural fringe of the Berry Head Country Park making it one of the closest properties to this magnificent green open space where you can find the South West Coastal Path and some of the country's most dramatic coastal scenery. The location is perfect for keen walkers, pets and children alike. The hustle and bustle of the busy Brixham port and harbour area are equally as easy to access in the opposite direction, where an array of eateries shops and bars can be found. The marina facilities in the port are superb and offer everything the boating enthusiasts would ever need.

The 'Studland' design by Bloor Homes is a spacious 3 bedroom family home featuring a large, bright lounge and open plan kitchen diner with french doors onto the rear garden. In addition, on the ground floor is a separate utility area, big under stair storage cupboard and a downstairs WC. The open first floor landing gives access to two double bedrooms, family bathroom complete with shower over a bath and a good size single bedroom with built in storage. The master bedroom has fitted wardrobes and an en suite shower room to the side. Our vendors have enhanced the property throughout their tenure, with characterful wall mouldings adorning several walls and the stairway to give a further contemporary feel.

Outside, the property has a smart low maintenance frontage with a long driveway (with newly installed EV charging point) to the side of the house with enough parking for 3 cars and giving access to a great size garage. The rear garden in this particular property is one of the largest on the site for this style of house and enjoys a very sunny south-westerly aspect meaning the garden gets the sun from relatively early and then into the evening.

Council Tax Band: C

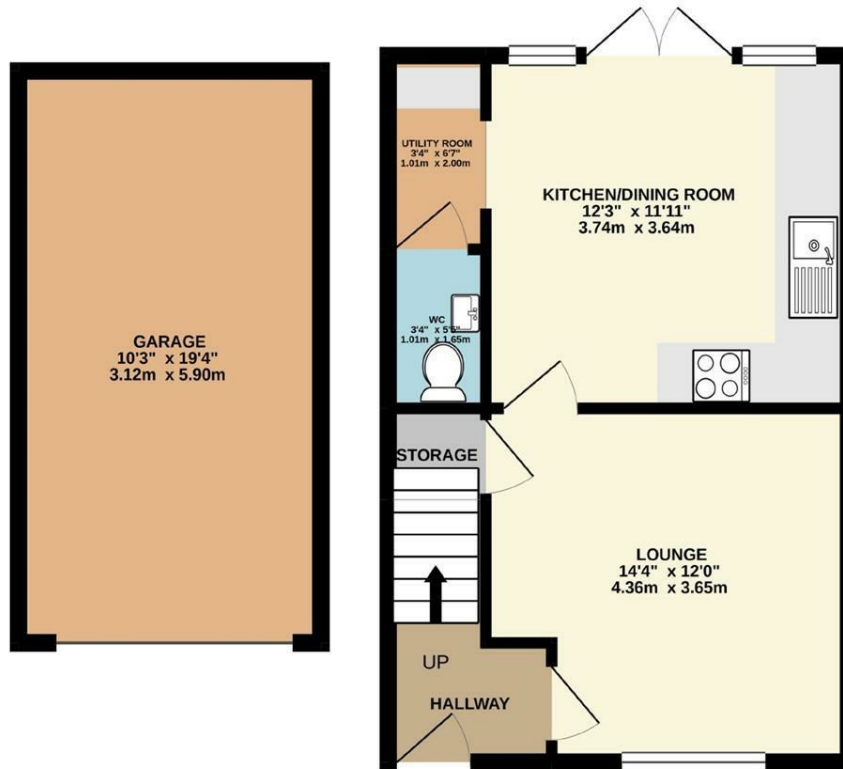


- Freehold Family Home In A Sought After Area
- Newly Installed EV Charging Point
- Great Size South Westerly Facing Garden
- Immaculate Presentation Throughout
- Council Tax Band C

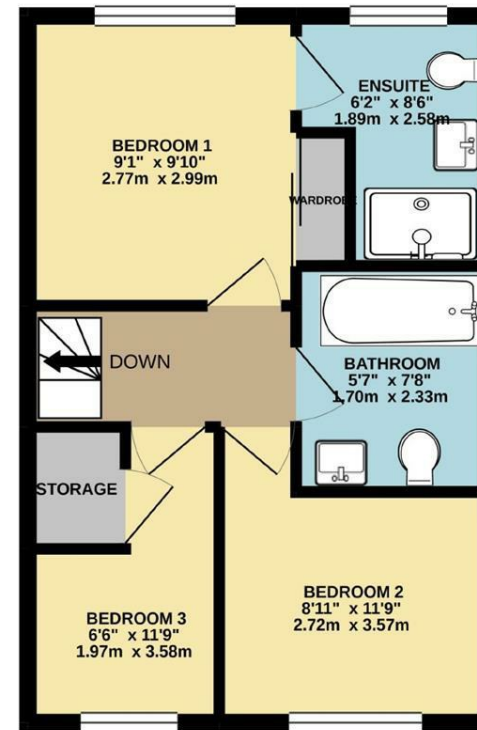




GROUND FLOOR
571 sq.ft. (53.0 sq.m.) approx.



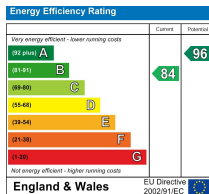
1ST FLOOR
373 sq.ft. (34.6 sq.m.) approx.



TOTAL FLOOR AREA : 943 sq.ft. (87.6 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: B



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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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