



21 Elm Road, Brixham, TQ5 0DH  
Freehold House - End Terrace  
Asking Price £260,000

**boyce**brixham  
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Located in a popular residential road with minimal passing traffic, this spacious end-terrace four bedroom house offers generous accommodation arranged over three floors. The property is an excellent low-maintenance home, constructed of brick with PVCu windows, PVC cladding and a tile-hung façade, all designed to help keep external maintenance to a minimum.

As you enter the property, an entrance porch leads through to the main hallway. What was formerly the garage has been successfully converted into a double bedroom with an en-suite shower room, making it an ideal teenager's den, guest suite or additional living space.

On the first floor, a split landing provides access to an excellent sized kitchen which opens through into a conservatory to the rear. This creates a wonderful space for family kitchen dining and entertaining, enjoying plenty of natural light and views over the rear garden.

The lounge is situated at the front of the property, featuring two large windows which flood the room with natural light. This spacious living room enjoys lovely panoramic open views across the valley towards the Southdown Hills, creating a bright and pleasant living environment.

Moving up to the second floor, the split landing leads to a smaller fourth bedroom, along with two further double bedrooms and the family bathroom. The front-facing bedrooms also benefit from the same open views across the valley.

Outside, the property features a large decked area leading to a pergola, perfect for al fresco dining and outdoor entertaining. Steps lead up to a higher tier garden area which has been gravelled for ease of maintenance, providing a fantastic sun trap that enjoys sunshine throughout the day. The property further benefits from gas central heating and PVCu double glazing throughout.

**Council Tax Band: C**



- 4 Bedrooms
- Off Road Parking
- Gas Central Heating

- End Terrace House
- Spacious Living Area
- Chain Free



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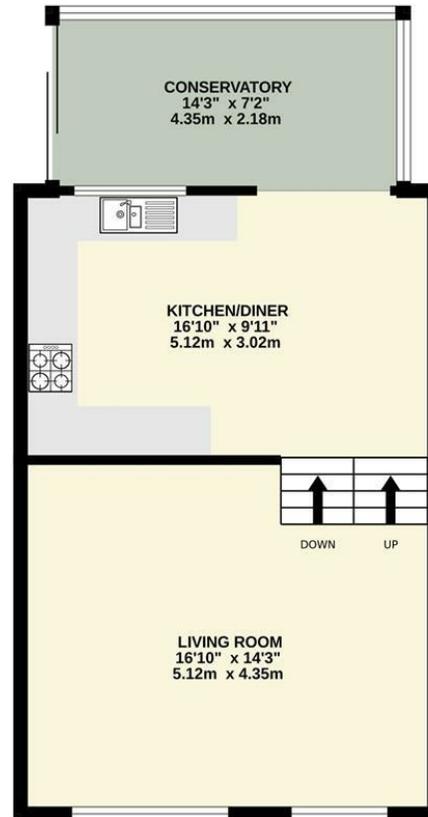


1ST FLOOR  
523 sq.ft. (48.6 sq.m.) approx.

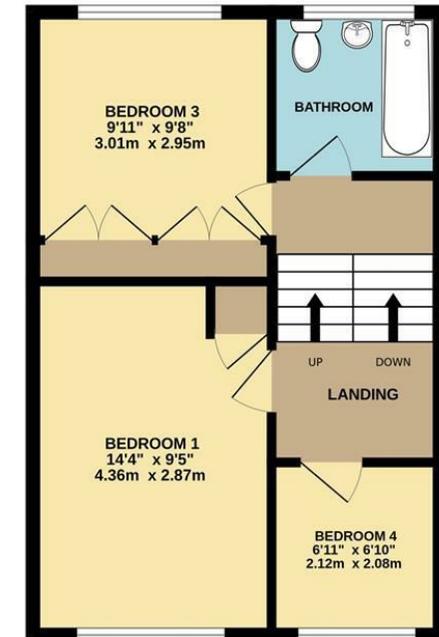
TOTAL FLOOR AREA : 1204 sq.ft. (111.8 sq.m.) approx.

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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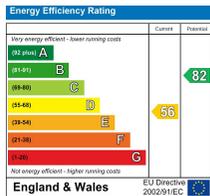
GROUND FLOOR  
267 sq.ft. (24.8 sq.m.) approx.



2ND FLOOR  
414 sq.ft. (38.5 sq.m.) approx.



Current EPC Rating: D



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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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