



6 The Crescent St. Marys Hill, Brixham, TQ5 9GU  
Freehold House - Terraced  
Asking Price £295,000

**boyce**brixham  
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This generously sized, modern townhouse (constructed in 2006) offers stunning open views across Brixham to Torbay, as well as pleasant rural vistas. The property is bright and sunny, with contemporary fittings throughout, providing a welcoming and comfortable atmosphere. The Crescent benefits from beautifully landscaped garden areas at the front, offering ample space and a green environment that preserves the open views.

The house is located approximately three-quarters of a mile from the waterfront and harbour areas, and is well-positioned for enjoying the network of coastal walks with breathtaking sea views. It also offers direct access to St Mary's Beach. For families, there is a children's play area at the foot of The Crescent. Local shops are conveniently located nearby at St. Mary's Square and Castor Road, with a bus service easily accessible if required. Other amenities, including Brixham Indoor Swimming Pool, Brixham Rugby Club, and Brixham Leisure Centre, are within half a mile.

The property features a spacious kitchen/diner, ideal for larger families or those who love to entertain. A guest WC is conveniently located on the entrance level. Downstairs, you'll find a large lounge, complete with a useful study area, perfect for those working or studying from home. The lounge opens onto a rear courtyard garden.

The garden has been designed for ease of maintenance, with a patio seating area. A garden gate provides access to both visitor and allocated parking spaces.

The master bedroom occupies the entire top floor and benefits from its own spacious en-suite shower room. The two additional double bedrooms enjoy lovely open views and share a family bathroom.

This property would make an ideal "lock-up-and-leave" home, or it could suit families or couples looking for a low-maintenance, modern property. An internal viewing is strongly recommended to appreciate the outlook and spaciousness.

Presented in turn-key condition, the property is equipped with gas central heating (with a new boiler installed in 2020) and modern UPVC double glazing throughout. There is a monthly maintenance charge of £50 for the upkeep of the communal areas and wildlife preservation at Sharkham Village, which also includes a sinking fund. This home will appeal to a wide range of buyers, and an internal viewing is highly recommended.

**Council Tax Band: C**



- Great Size Living Spaces
- Approx 3/4 Of A Mile From Harbour & Town
- Freehold property

- With Sea Views and Open Outlook
- Allocated Parking Space + Visitors
- Council Tax Band C

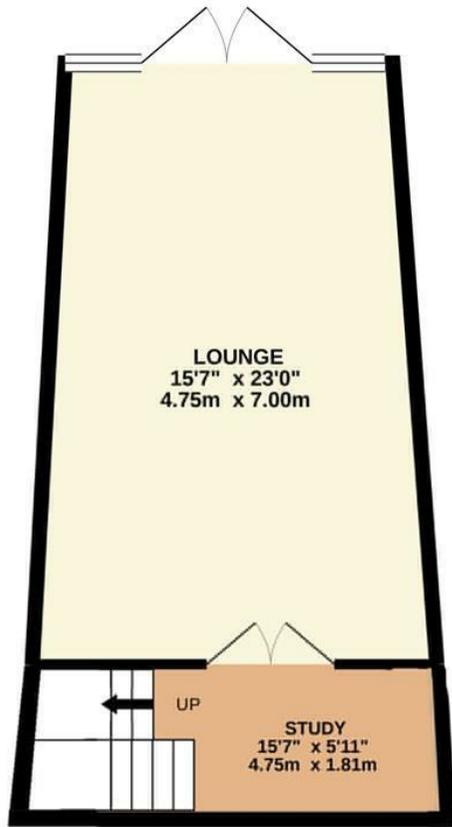




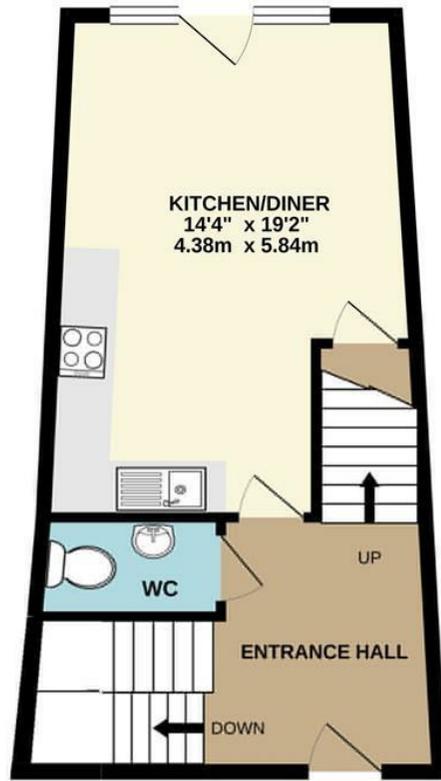
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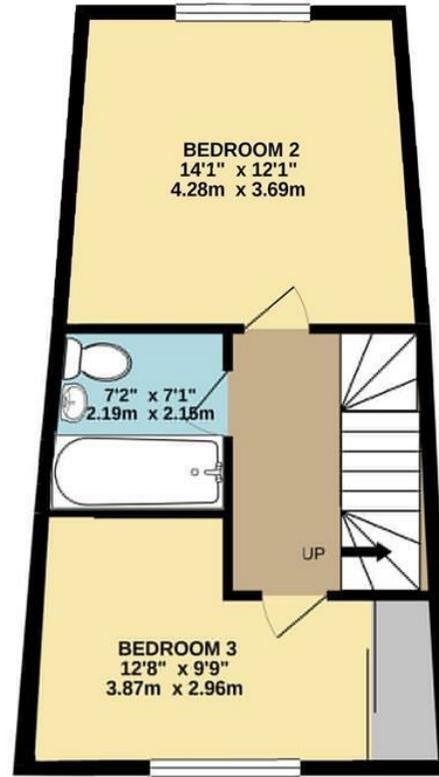
GROUND FLOOR  
416 sq.ft. (38.7 sq.m.) approx.



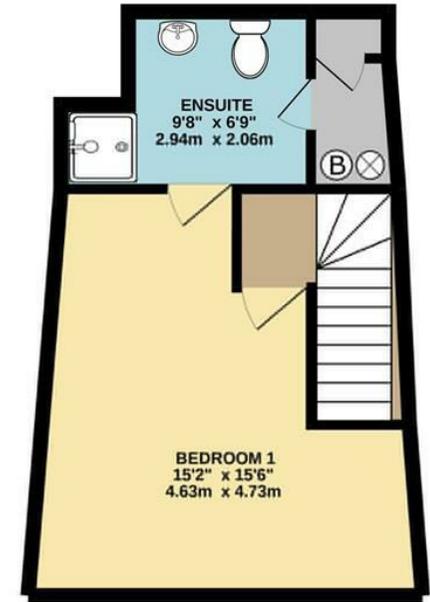
1ST FLOOR  
411 sq.ft. (38.1 sq.m.) approx.



2ND FLOOR  
413 sq.ft. (38.3 sq.m.) approx.



3RD FLOOR  
295 sq.ft. (27.4 sq.m.) approx.

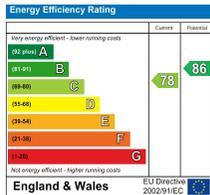


TOTAL FLOOR AREA : 1535 sq.ft. (142.6 sq.m.) approx.

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: C



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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