



9 Summercourt Way, Brixham, Devon, TQ5 0DY
Freehold House - Detached
£415,000

boycebrixham
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A beautifully presented and easy-to-maintain home located approximately 1-mile from the harbour and main town centre. An elevated location with some sea views to the front across Torbay. There is a bus service to hand and local shops in Summercourt Way with more at the nearby St. Marys Square. Within a two-mile radius are many beautiful coastal walks and beaches. Access in and out and of Brixham is quick and direct, avoiding the busier town centre.

9 Summercourt Way is a detached split level home which was constructed in the mid-1970's and is set in attractive colourful gardens with an array of shrubs and planted borders. On entering the property there is a spacious entrance hallway with useful WC just off and a versatile study room (which could also be used as a small 4th bedroom). There is also storage for the new Worcester Bosch combi-boiler. The property is well laid out with the living room, kitchen and dining room on the mid-floor. The living room is to the front, which has a wonderful open outlook to the front enjoying some sea views, and a pretty aspect over the rear garden. Separated by the dining area (which opens out onto the garden through sliding patio doors), the kitchen is especially large, and is also light and bright owing to it's Southerly aspect. The three bedrooms and the family bathroom are positioned on the level above. Bedroom 1 mirrors the footprint of the living room below, and also benefits from a dual aspect, allowing for superb open views and a very light and bright room. Bedroom 2 also enjoys the open outlook and takes in even more of the sea view, and there is also a built in wardrobe. The third bedroom is of an L-shape and is of a good size for a single bedroom. The family bathroom is spacious and well presented with a shower over the bath.

Outside there are colourful landscaped gardens surrounding the property with a great variety of plants, shrubs, and small trees including a famous Torbay Palm. The garden is designed to give colour and interest, but also to be easily maintained. Of particular note is the exceptional garage-cum-workshop. Accessed directly via the back garden or opposite the shops at Summercourt Way, this fantastic space measures an impressive 14m x 3m and offers huge scope for the passionate hobbyist. This versatile space flanks the rear of the two adjacent properties and is a very useful asset. To the front of the garage door is the off-road parking for the property.

Council Tax Band: D



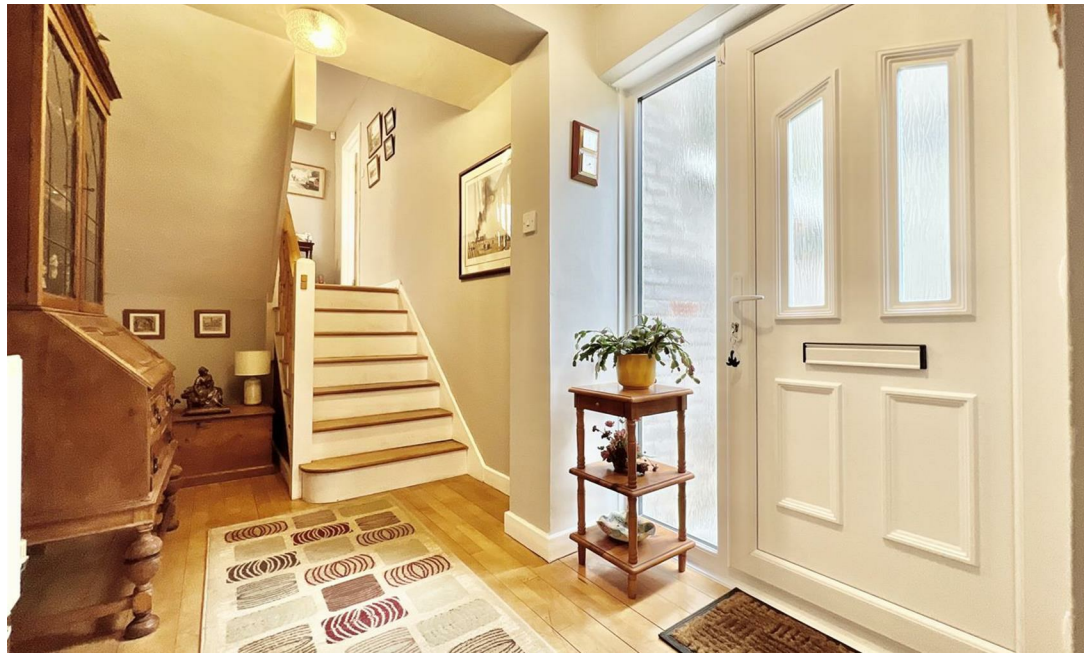
- Smart Detached House
- Desirable Split-Level Layout
- Exceptional 14m Garage/Workshop
- Shops & Bus Service To Hand

- Light & Bright Living Accommodation
- South Facing Rear Garden
- Beautifully Presented Throughout
- Popular Residential Location



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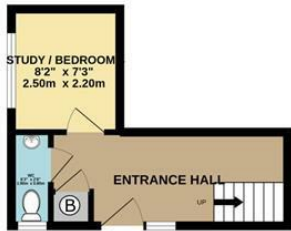
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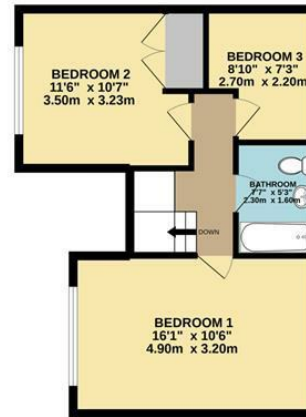
GROUND FLOOR
174 sq.ft. (16.2 sq.m.) approx.



1ST FLOOR
464 sq.ft. (43.1 sq.m.) approx.



2ND FLOOR
449 sq.ft. (41.7 sq.m.) approx.



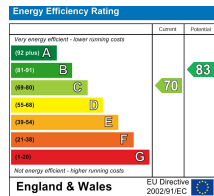
OUTSIDE
408 sq.ft. (37.9 sq.m.) approx.



TOTAL FLOOR AREA : 1496 sq.ft. (138.9 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



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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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