



51 Elm Road, Brixham, Devon, TQ5 0DH
House - Semi-Detached
£299,950

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email property@ljboyce.co.uk call 01803 852736

A fantastic size family home located in a residential cul de sac enjoying open views across higher Brixham and towards the Southdown hills. The location will be popular with those wanting to be near to good schools, nearby parks at St Mary's and at the top of Summercourt Way and yet with the conveniences of shops nearby with the Hamlet of St Mary's square with a convenience store with sub post office, pubs and eateries.

The current owners have finished the property throughout to a very high standard with more recent works including a new fitted kitchen, new decor, new carpets and flooring, updated electrics and consumer unit. The property also benefits from a modern contemporary family bathroom and relatively new PVCu double glazing which are still under FENSA guarantee and a good quality Worcester Bosch Combi Boiler which was installed in 2020.

Outside the vendors have landscaped both the front and lovely rear garden which has been beautifully planted with an array of plants offering year round colour. The top terrace houses a good size garden shed and greenhouse for those wanting to grow, with the mid and lower levels giving a lovely spot to enjoy the sun and for al fresco dining.

Agents Note - The vendors have agreed to get the good size driveway re surfaced with a smart resin bound driveway which should be completed some time in August/ Sept.



- 3 Bed Semi Detached House
- A Stylish Family Home
- Convenient Cul De Sac
- Driveway Parking For 2 Cars

- Recently Refurbished Throughout
- Enjoying Lovely Open Views
- Near To Good Schools & Parks
- Great Family Home Or Investment



Council Tax Band: B



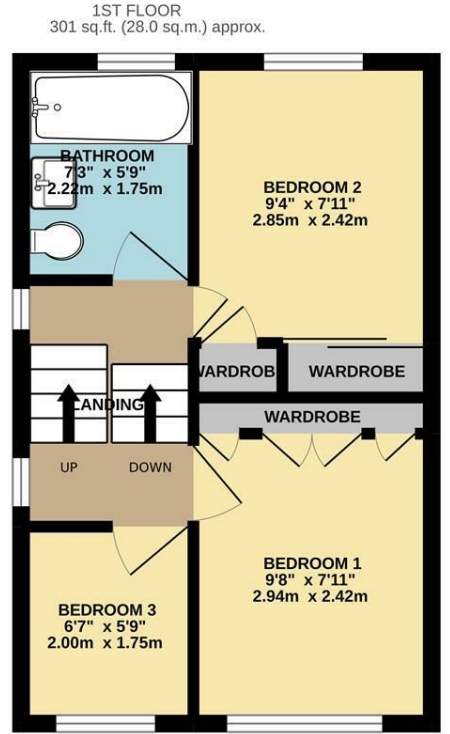
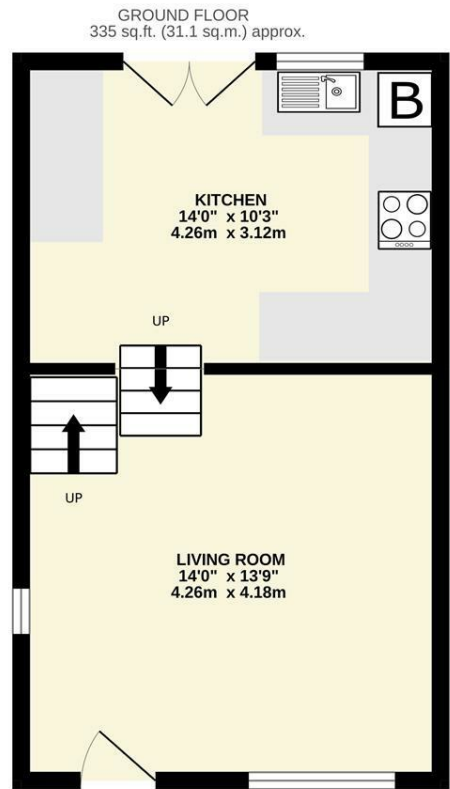
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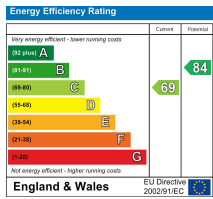
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TOTAL FLOOR AREA : 636 sq.ft. (59.1 sq.m.) approx.

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: C



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