

Upton Hill Road, Brixham, TQ5 9QR Freehold £349,950



- Lovely Rural Location
- Approx 1 Mile From Harbour
- A Super Sunny Plot
- Lounge & Separate Dining Room
- Detached 4 Bed Home
- Views Across To Torbay
- Large Garage & Landscaped Gardens
- Gas Central Heating & PVCu Double Glazed



A very well presented home occupying a superb plot with a wonderful 'slice' of rural Devon to the rear. The house and rear garden overlook picturesque fields with a copse of trees on the ridge. From the front elevation, views over the town reach Torbay and Lyme Bay. The house has been re-modelled over the years and now has a contemporary feel.

There are some beautiful coastal walks to hand at Sharkham Point and St Marys Bay, with St Mays park close to hand. There are very useful local shops at St Marys Square and Castor Road. Within a 2 mile radius are many spectacular coastal walks and beaches.

The property has two bathrooms and four good sized bedrooms. There is a very appealing kitchen/breakfast room which overlooks the rear garden and a smart contemporary staircase. The vendors built a very impressive garage (16'1 x 11'4) and the also had plans passed to create two dormer windows to the front elevation which would give Bedrooms 2 & 3 a fantastic bay view. Please note these plans were passed in 2008 and 2013 but have now lapsed. We are confident they would be looked at favourably again.

The rear garden is very much the 'X Factor' with No16, and summer days out in it are memorable with this panoramic rural outlook. The garden has been clearly landscaped for ease of maintenance and is ideal for al fresco meals and entertaining family and friends. Definitely a home for nature lovers who still need to have the facilities of a vibrant town to hand.

ENTRANCE PORCH	7' x 5'11 (2.13m x 1.80m)	Views across Torbay to Torquay. Ceramic tiled floor. 3 Downlighters. All PVCu double glazed. Inner front door to...
HALLWAY	13'9 x 4'9 (4.19m x 1.45m)	With contemporary staircase to other floors (glazed sections and oak handrail with steel fitments). 3 Downlighters. Doors to...
LOUNGE	15'1 x 11'9 (4.60m x 3.58m)	Panoramic views to Torbay and Torquay. Fireplace with Yeoman gas burner set on quarry tiled hearth with oak mantle over.
DINING ROOM	11'1 x 8'10 (3.38m x 2.69m)	Stunning views over the fields and woods to rear. PVCu double glazed french doors out to the sun deck and rear garden.
KITCHEN/ BREAKFAST ROOM	15' x 9'11 (4.57m x 3.02m)	Again, super views over the fields and and overlooking the rear garden. A sunny, bright room with cream shaker-style kitchen, wood block effect worktops and breakfast bar. Wood laminate flooring. Integrated fridge and freezer. Brushed steel gas hob and fan assisted oven with brushed steel extractor hood over. Attractive tiled splashbacks. 1½ bowl stainless steel sink unit. 6 Downlighters. PVCu double glazed door to side of house.
BATHROOM	7'2 x 5'2 (2.18m x 1.57m)	Ceramic tiled floor and walls. White suite with bath (drench shower over and side screens). Wash basin and W.C. Large window.
BEDROOM 4 / STUDY	10'7 x 8'10 (3.23m x 2.69m)	Views across town to Torbay.
LOWER FLOOR		N.B Electric heating on this floor except the heated chrome ladder towel rail in the bathroom, which is connected to the central heating system and has a summer heating kit.
HALLWAY	6'9 x 5'2 (2.06m x 1.57m)	With store cupboard. Dimplex radiator (electric). Doors to...
BEDROOM 1	22'3 x 8'8 (6.78m x 2.64m)	Views across Torbay. Large sliding PVCu double glazed patio door to sun terrace. Built in cupboard housing Glow-Worm energy 30C gas boiler. 9 Downlighters. Dimplex radiator (electric)
BATHROOM	6'10 x 5'2 (2.08m x 1.57m)	



Smart shower room with ceramic tiled floor, walls and large walk-in shower with drench shower and glazed side screen. White W.C and hand basin. Heated chrome ladder towel rail. 2 Downlighters.

Plumbing for washing machine. Space for dryer on a raised tiled base. Door to large store under property (11'1 x 10'1 / 3.38m x 1.27m). Very dry.

Coat cupboard/wardrobe

Measurements at average. With dual aspect views over the fields and sea 'peeps' to Torquay. A lovely light and bright room with lovely outlook. Access to roof void. (N.B Plans previously passed for extra dormer window which would give superb views over Torbay.)

Measurements at average. Extra area as you enter. Built in wardrobe. Access to storage in roof void. (N.B Plans previously passed for extra dormer window which would give superb views over Torbay.)

Larger than average. With auto remote roller door. Strip-light, light and power. Good over-head storage area.

Landscaped for ease of maintenance. Planted with small palms and grasses etc. Patio terrace. Pathways and timber gates to both sides of the house leading to...

Magnificent vantage point to soak up some real Devon rural countryside. Raised lawn area flanked by border with mature shrubs and a water feature 'stream' going into pond. Large paved patio terrace - a fabulous sun trap, and two separate sun deck areas - all great for al fresco dining while you listen to the birds and relax! Exterior water tap. Exterior power point.

Area with timber shed and outside storage.

UTILITY SPACE

6'0 x 4'2
(1.83m x 1.27m)

FIRST FLOOR

LANDING AREA

7'0 x 5'5
(2.13m x 1.65m)

BEDROOM 2

11'4 x 10'
(3.45m x 3.05m)

BEDROOM 3

10'7 x 9'9
(3.23m x 2.97m)

OUTSIDE

GARAGE

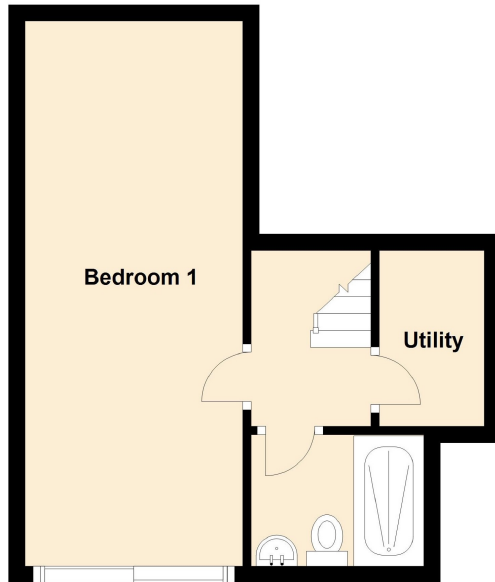
16'1 x 11'4
(4.90m x 3.45m)

FRONT GARDEN

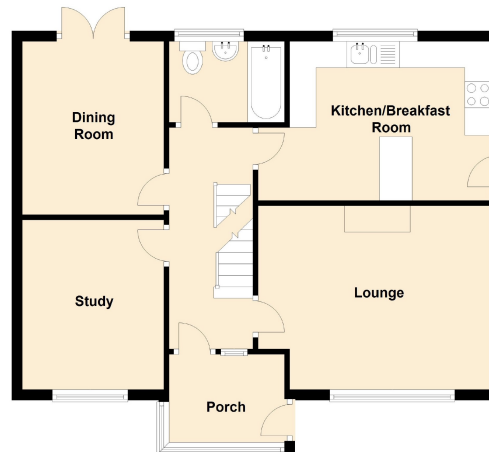
REAR GARDEN

SIDE GARDEN

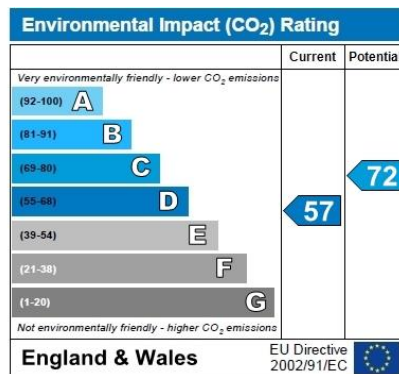
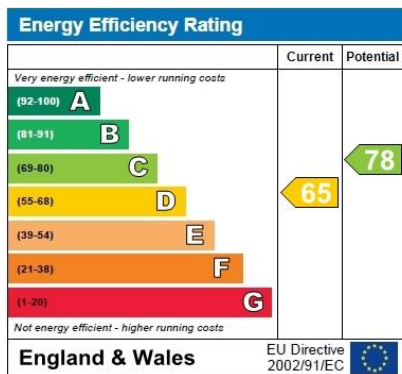
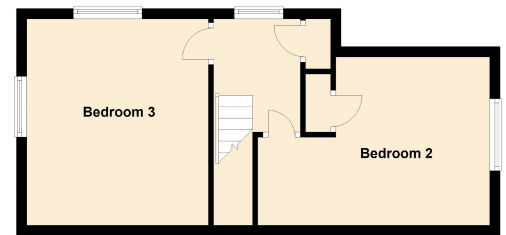
Ground Floor



First Floor



Second Floor



Freehold Price £349,950
L J Boyce Map Reference - E5

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 the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

References to the Tenure of a 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 any distance to view.