

Higher Furzesham Road, Brixham, TQ5 8BJ Freehold £379,950



- Brand New Contemporary Home
- 4 Bed Marine Town House
- View Over Torbay and Breakwater
- Fantastic Location Near The Action
- Sunny Rear Gardens
- 2 Designated Parking Spaces
- Gated and Secure
- Perfect Brixham Base



A wonderful opportunity to secure a brand new contemporary marine town house with views over Torbay and across Furzeham Green. Constructed in 2018, one of just six in this gated development, enclosed by attractive stone walls. Located just a third of a mile from the waterfront and harbour area. Just tucked back from the harbour action, yet with the 'space' of the adjacent Furzeham Green.

The house has four bedrooms and three bathrooms (two en suite) and the living area is on the first floor, opening out to a large balcony on the seaward side and with access to the rear garden from the kitchen on the 'town' side.

A light and bright home and uniquely Brixham with it's great location. An ideal lock it and leave it house with electric main gate and designated parking for two cars. The rear gardens are real sun traps and ideal for al fresco dining in the warmer months.

The property offers key ingredients of: sea views, parking, sunny garden areas and good sized accommodation. Being brand new and built to the latest building regulations and very energy efficient, the house will be low in maintenance.

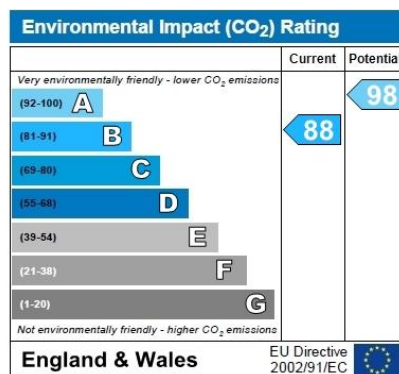
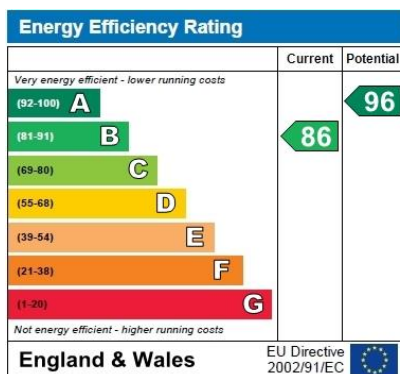
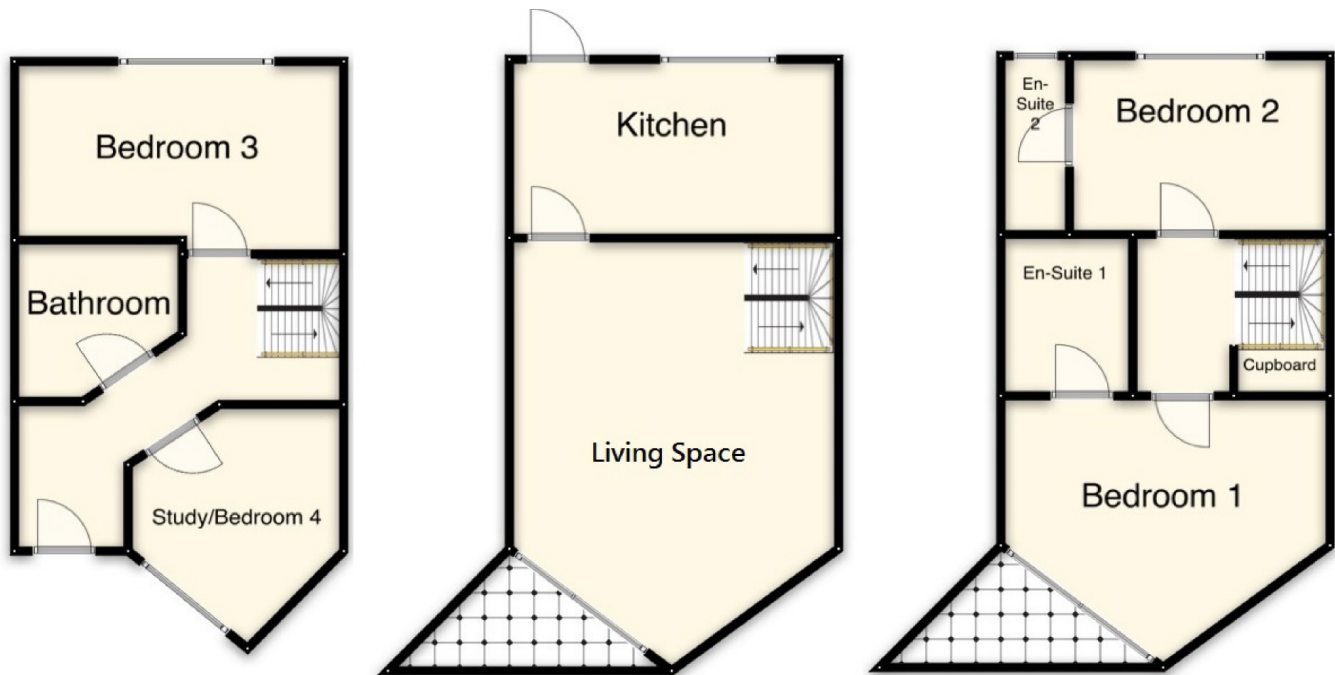
Internal viewing strongly recommended

		UPVC front door too
HALLWAY		Understairs cupboard.
BEDROOM 4	9'2 x 8'3 (2.79m x 2.51m)	(At Average) Outlook across front courtyard and over to Furzeham Park.
BEDROOM 3	14'10 x 9'6 (4.52m x 2.90m)	(At Max) View across rear garden.
BATHROOM	6'8 x 5'9 (2.03m x 1.75m)	Quality tiled floor and walls. Contemporary white suite including p-shaped bath (with triton shower over and glazed screen. Washbasin and vanity unit and WC. Chrome heated towel rail.
FIRST FLOOR		
LIVING ROOM		Irregular shape room. Living area approx 14'89 x 11'13 (6.53m x 3.68m) / Dining area approx 9'56 x 6'20 (4.17m x 2.34m) Sliding patio door out to large covered balcony enjoying views across Torbay to the East Devon Coastline. Furzeham Park in the foreground. Door through to...
KITCHEN	14'9 x 9'5 (4.50m x 2.87m)	Very light and bright with views across rear garden, across town to Southdown Hill and adjacent fields. Good size with contemporary styling and an impressive fitted kitchen. Minerva worktops with 1 ½ bowl stainless steel sink unit and "cut in" drainer. AEG induction hob with AEG brushed steel extractor hood over. AEG double oven and grill. L.G large "American" fridge freezer. Integrated AEG dishwasher and washing machine. Caple dryer. Comprehensive storage including pull out larder drawer. Ceramic tiled floor. Ideal logic combi gas boiler. Door out to rear staircase down to garden.



SECOND FLOOR

		Landing area and doors to ...
BEDROOM 1	14'10 x 11'00 (4.52m x 3.35m)	(At Average) Panoramic views across Furzeham Park to Torbay with sea views stretching across to the East Devon Coastline (over the Breakwater and past Thatcher Rock). Sliding patio door to balcony with fabulous views across the park and Torbay. Door to ..
EN-SUITE	6'0 x 6'0 (1.83m x 1.83m)	Quality tiled floor and walls with glazed corner shower cubicle (drench shower and hand held spray shower). White washbasin set in vanity unit plus WC. Heated chrome ladder towel rail.
BEDROOM 2	11'2 x 9'7 (3.40m x 2.92m)	Panoramic view over Old Brixham Town and across to the fields at Southdown Hill and Brixham's rural fringe. Door to ...
EN-SUITE	8'2 x 3'1 (2.49m x 0.94m)	Quality tiled floor and walls. Large shower area with glazed door. Drench shower and hand held spray shower. Handbasin in vanity unit. Heated chrome ladder towel rail. (With window- light and bright).
OUTSIDE GARDEN		Electric main gate into grounds. A level and easy to maintain rear garden with a granite paved patio by house and turfed area to rear. Ideal for al fresco dining and easy to maintain.
PARKING		2 designated parking spaces.
N.B		The estimated service charge for the year ending 31st December 2019 is £423.00 . Walcot Place Management Company is run by Blenheims.
WARRANTY		10 Year LABC Warranty.
COUNCIL TAX BAND E		



Freehold Price £379,950

L J Boyce Map Reference - E2

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.