



15 Summercourt Way, Brixham, TQ5 0DY
Freehold House - Detached
£275,000

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A superb opportunity to create a fantastic family home – this THREE-BEDROOM DETACHED split-level property occupies a generous plot with a GARAGE, DRIVEWAY PARKING and an excellent SOUTH-FACING REAR GARDEN. Vacant and offered for sale with NO ONWARD CHAIN, the house has been completely stripped internally and now provides a genuine BLANK CANVAS ready for comprehensive refurbishment and a new lease of life.

Conveniently positioned on Summercourt Way, directly opposite a handy parade of local shops and a popular bus route, the property combines an established residential setting with excellent everyday convenience.

These well-designed split-level homes offer an interesting and spacious layout. The welcoming entrance is positioned alongside the particularly generous 5.6m x 2.7m garage and third bedroom/study, with steps leading down to the main living accommodation and up to the bedroom levels. On the lower ground floor is a light and bright living room, opening naturally into the adjoining dining area to create a sociable family space. A good-sized separate kitchen sits adjacent and offers plenty of scope for a stylish replacement kitchen to suit the next owner's tastes. The first floor accommodation comprises two excellent doubles both benefiting from built-in storage whilst the principal bedroom also enjoys the advantage of its own en-suite shower room, in addition to the main family bathroom set centrally.

Internally, the house is currently presented in poor condition and requires comprehensive cosmetic refurbishment throughout, including replacement kitchen and bathroom fittings, floor coverings and general redecoration. Having already been stripped back internally, much of the initial clearance work has effectively been done, allowing the next owner to start afresh and create a home entirely to their own specification.

Outside is where the potential continues. The substantial front and rear gardens had previously become heavily overgrown but have now been completely cut back and opened out, revealing the true size of the plot. To the front is private off-road parking immediately ahead of the garage. To the rear is a particularly appealing private and peaceful garden of excellent proportions. Clearly once a well-loved outdoor space, it now offers enormous scope for landscaping and, importantly, enjoys a highly desirable southerly aspect, making the most of the sunshine throughout the day.

The property benefits from gas central heating and uPVC double glazing, and whilst refurbishment is required throughout, it represents a rare chance to take an established detached family home and completely transform it to individual taste. Vacant, chain free and ready for its next chapter – an exciting opportunity for buyers looking for a detached home with genuine potential, generous gardens, garage and parking.

Council Tax Band: C



- In Need Of Refurbishment
- Driveway & Garage
- Freehold / Council Tax Band C

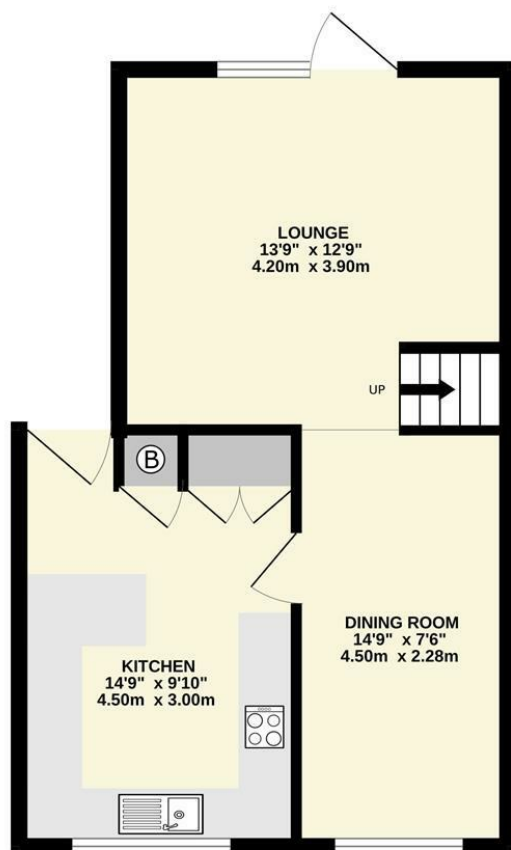
- 3-Bed Detached House
- Large South Facing Garden
- With No Onward Chain



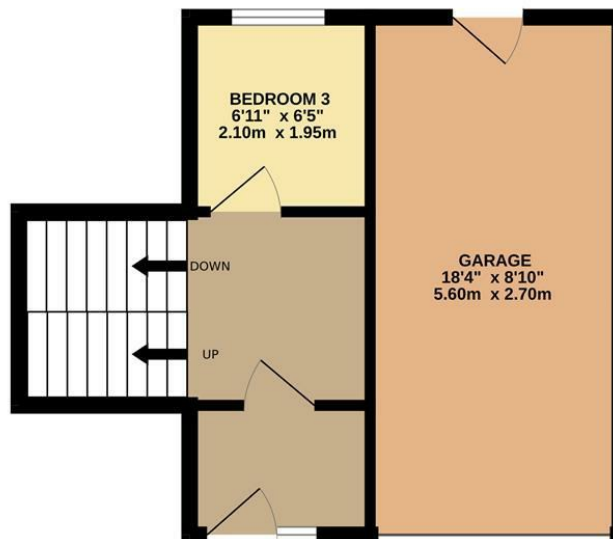
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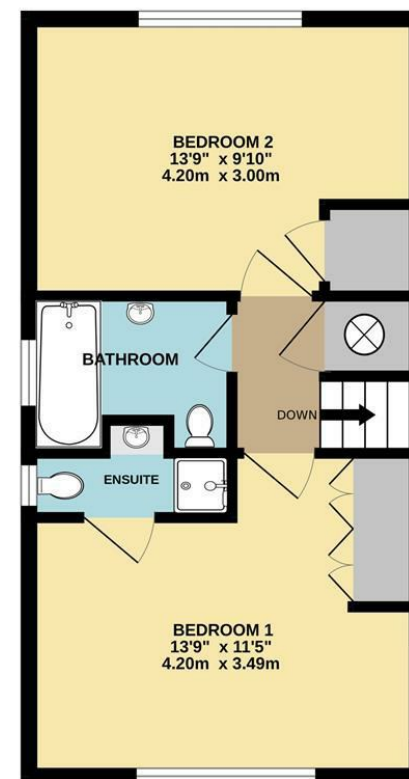
LOWER GROUND FLOOR
432 sq.ft. (40.2 sq.m.) approx.



GROUND FLOOR
322 sq.ft. (29.9 sq.m.) approx.



1ST FLOOR
370 sq.ft. (34.4 sq.m.) approx.



TOTAL FLOOR AREA : 1124 sq.ft. (104.5 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:

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(91-100) A			
(81-90) B			
(69-80) C			
(55-68) D			
(49-54) E			
(41-48) F			
(31-40) G			
Not energy efficient - higher running costs			
England & Wales			
EU Directive 2002/91/EC			

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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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