



8 Bala Brook Close, Brixham – TQ5 0RQ
£625,000





8 Bala Brook Close

Brixham

Nestled in an exclusive enclave, this executive detached home offers luxury and functionality. Features include a spacious lounge/diner, fitted kitchen with range oven, dishwasher and room for an american style fridge freezer, aswell as ample cupboard storage. A roof terrace, four double bedrooms, study/bedroom, double garage with utility area, driveway, and large garden. Conveniently located near amenities and schools.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: C

- An executive style detached family home on a generous size plot
- Lounge/diner
- Good size roof terrace with open views
- Four double bedrooms, three with en suite facilities
- Family bathroom
- Study/bedroom five
- Good size rear garden enjoying a South facing aspect



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The property is located in Higher Brixham, approximately one and a quarter miles from Brixham's town centre which boasts an array of shops, facilities and amenities as well as the picturesque Brixham harbour surrounded by a range of boutique shops, bars and restaurants. Just a short 100-150 yard walk from the property there is a nearby field for dog walkers. The property also has good access to Hillhead and down into Kingswear, the South Hams and beyond. Primary and Secondary schooling are both located a mile and a half distant. A local convenience store is also 1/4 of a mile away on Summercourt Way.

Absolute Sales & Lettings

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Basement

Approx. 144.8 sq. metres (1559.0 sq. feet)



Ground Floor

Approx. 153.6 sq. metres (1653.4 sq. feet)

