



Penn Meadows Close, Brixham, TQ5 9PS

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## £575,000 Freehold



Located within an exclusive cul-de-sac of similar high-quality homes in the sought-after coastal town of Brixham, this is an impressive **FIVE BEDROOM** executive-style detached residence offering substantial and beautifully arranged accommodation.

This spacious home with two en suite bedrooms and three comfortable reception rooms home is perfectly positioned close to the picturesque St. Mary's Bay, combining peaceful surroundings with convenient access to the coast and local amenities.

Upon entering, a spacious and welcoming entrance hall has internal access to the integral **DOUBLE GARAGE**, along with a staircase rising to the first floor. The ground floor accommodation is both versatile and well-proportioned, ideal for modern family life.

The living room is a particularly attractive space, featuring a bay window to the front aspect with a pleasant outlook over the central green of the close. A feature fireplace with fitted gas fire creates a cosy focal point, while double doors open through to the formal dining room.

This room comfortably accommodates a large family dining table and chairs, making it perfect for entertaining. French doors lead directly into a delightful conservatory, which enjoys views over the beautifully maintained rear garden and provides an additional relaxing living space.

The kitchen/breakfast room is generously sized and well-equipped, offering a comprehensive range of fitted units and display cabinets with roll-edge worktops. Integrated appliances include a larder-style fridge, built-in double oven, hob, and extractor fan, with additional space for further white goods. Triple windows provide an attractive outlook over the rear garden, allowing natural light to flood the room. A door leads to the separate utility room, which is fitted with cupboards and space for appliances, along with access to the garden and a convenient ground floor W.C.

Upstairs, the first floor galleried landing includes a loft access hatch and a particularly useful walk-in heated storage/linen cupboard fitted with slatted shelving. The accommodation comprises two spacious bedroom suites—one to the front and one to the rear—each benefiting from their own en-suite facilities. In addition, there are three further well-proportioned bedrooms and a family bathroom/W.C., providing ample space for a growing family or visiting guests. Externally, the property continues to impress.

To the front, there is an integral double garage with twin electrically operated doors, complemented by a brick-paved driveway providing additional parking. The rear garden is a real feature, offering a generous and thoughtfully designed outdoor space. A patio seating area spans the rear of the house and conservatory, ideal for al fresco dining and entertaining.

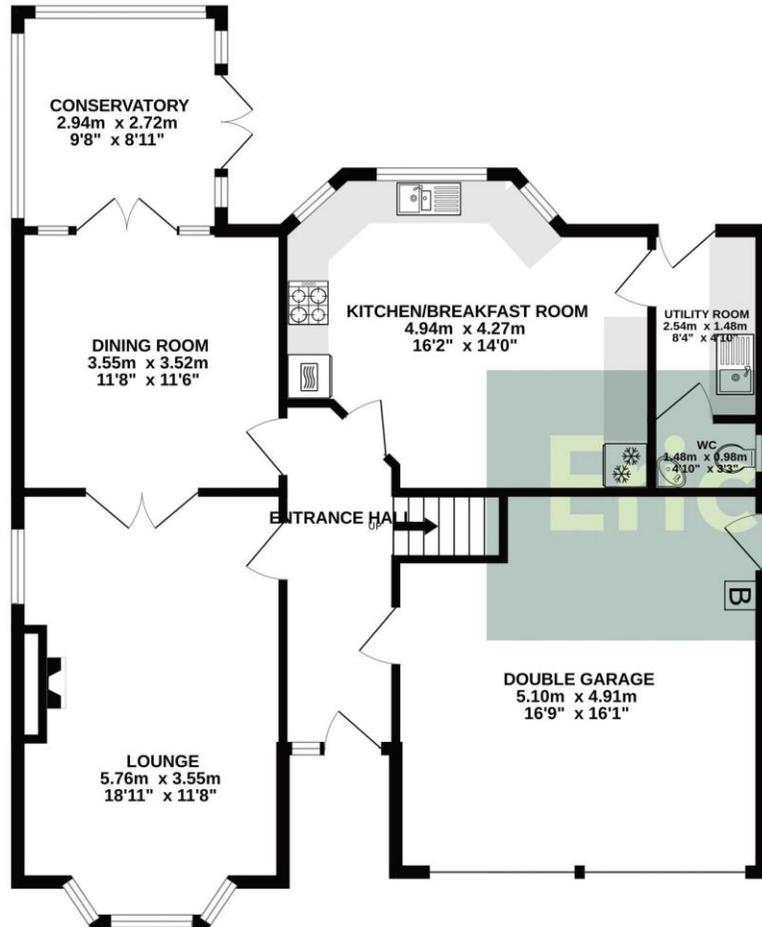
Beyond this lies a level lawn, with a few steps leading down to a secondary lawn area featuring a mature tree, a large garden shed, and a charming small sunken garden with pergola—perfect for relaxing and enjoying the tranquil surroundings.

Overall, this exceptional home combines spacious living, quality features, and a prime coastal location, making it an ideal choice for those seeking comfort, style, and a relaxed lifestyle in one of South Devon's most desirable areas.

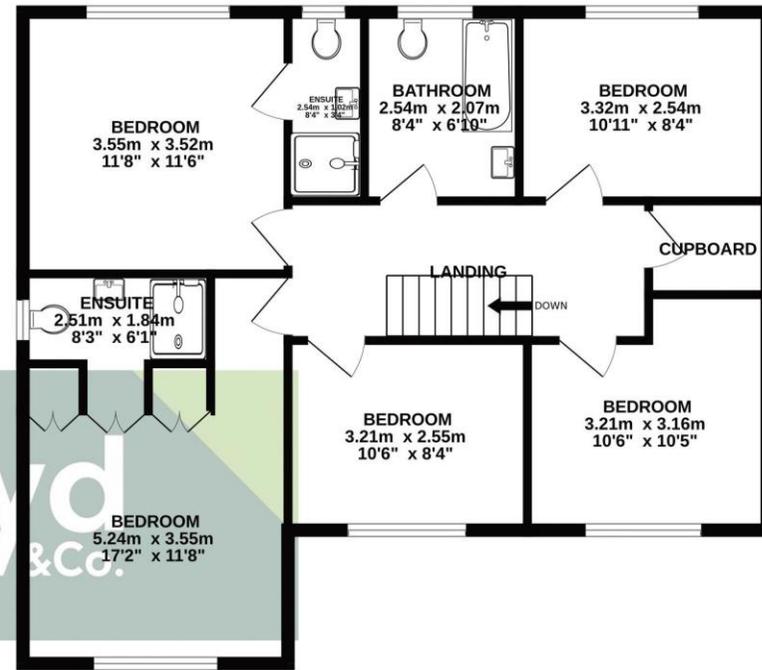
Brixham, a coastal gem, offers peaceful living with excellent access to local amenities. The property is within easy reach of Berry Head Country Park, stunning coastal walks and St. Mary's beach, providing endless opportunities for outdoor activities. The town centre and harbour and marina are easily accessible being approximately 3/4 of a mile away.



**GROUND FLOOR**  
94.9 sq.m. (1022 sq.ft.) approx.



**1ST FLOOR**  
75.7 sq.m. (815 sq.ft.) approx.



**TOTAL FLOOR AREA : 170.7 sq.m. (1837 sq.ft.) 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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ENERGY PERFORMANCE RATING: C

COUNCIL TAX BAND: E

AGENTS NOTES: The Ofcom website indicates that standard, superfast and ultrafast broadband is available and that mobile performance is as follows: VODAPHONE 82% / EE 80% /THREE 73% / o2 70%

#### VIEWINGS ARRANGEMENTS

Strictly by appointment through Eric Lloyd & Co

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