

Rydons, Brixham, TQ5 8QF Freehold £525,000



- Modern Contemporary Home
- 4 Double Bedrooms & 2 Baths
- Stunning Panoramic Countryside Views
- Impressive Lounge & Covered Terrace
- Stunning Newly Fitted Kitchen Diner
- Ample Off Road Parking
- Integral Quad Garage
- End Of A Private Lane



A very unique and individual modern contemporary home situated at the end of a private lane occupying the last plot of 10 in total. Lyndhurst has a lot to offer and boasts very generous proportions throughout, complete with 4 big double bedrooms, new family bathroom and new additional shower room, newly fitted modern open plan kitchen diner complete with appliances, spacious lounge with magnificent views opening onto an enclosed terrace, sep utility and large integral quad garage. The whole property has been comprehensively refurbished throughout with only a few floor coverings left to select. Set at the end of the lane the plot enjoys panoramic open countryside views.

Lyndhurst is located just under a mile away from the Harbour and Town Centre. Beautifully located for quick access in and out of the Port and with good local bus links to hand if required. Churston Church and The Churston Court Manor House & Inn are just under a mile away. Within a two mile radius are many spectacular coastal walks and beaches including Elberry and Churston Coves, Berry Head Country Park and Sharkham Point.

		Covered open porch with double glazed double doors into
ENTRANCE HALLWAY		A spacious landing with a galleried staircase leading up to first floor and down into extra accommodation and integral garage. Inset LED lighting with sensor control. Radiator. Airing cupboard housing Flow Master pressurised hot water cylinder.
LOUNGE	19'3 x 12'9 (5.87m x 3.89m)	A stunning living space with an abundance of natural light from the large sliding doors opening onto the covered patio terrace. Finished with light oak flooring throughout. TV point. Inset LED spot lights. Fireplace with inset slate hearth. Radiator.
KITCHEN DINER	19'3 x 12'3 (5.87m x 3.73m)	A fantastic size, newly fitted contemporary kitchen with a comprehensive range of fitted appliances including an electric double oven at mid point , integral dishwasher, inset 4 ring halogen hob with floating extractor fan over and large American style fridge freezer. A stunning double aspect room with ample space for a large dining room table and enjoying views across the surrounding countryside. 2 radiators.
BEDROOM 1	15' x 12'10 (4.57m x 3.91m)	An impressive double master bedroom with a large picture window taking in the panoramic countryside views. TV point. Radiator.
BEDROOM 3	11'10 x 10'4 (3.61m x 3.15m)	A third impressive double with a large picture window to the rear aspect. Radiator.
FAMILY BATHROOM	10'7 x 8'5 (3.23m x 2.57m)	An excellent side bathroom. Finished with a modern white 4 piece suite including a panel bath, double shower cubicle with mains shower and glass screen. Corner low level flush WC and pedestal wash hand basin. 2 chrome heated towel rails. Obscure glass window to rear aspect and extractor fan.
LOWER LANDING		A good size lower landing providing access to further accommodation and a courtesy door into garage. Large store cupboard.
BEDROOM 2	15' x 12'10 (4.57m x 3.91m)	An impressive double bedroom with a large picture window taking in the panoramic countryside views. Radiator.



BEDROOM 4 11'10 x 10'4
(3.61m x 3.15m)

A fourth impressive double with a large picture window to the rear aspect. Radiator.

SHOWER ROOM 8'6 x 5'4
(2.59m x 1.63m)

A good size shower room with a double shower cubicle with glazed shower screen and mains shower. Low level flush WC and pedestal wash hand basin. Window to rear aspect finished in obscure glass. Heated towel rail

UTILITY 8'6 x 4'10
(2.59m x 1.47m)

Space for washing machine and tumble dryer. Inset sink with drainer to side. Double glazed window to rear aspect. Tiled splash backs.

GARAGE 30'8 x 18'9
(9.35m x 5.72m)

A large quad garage with an abundance of space for several vehicles. Accessed via a large electric double width door. Modern consumer RCD unit with metal cover. Gas meter. Water meter. Worcester Bosch gas boiler. Double glazed windows to side and rear aspect with further courtesy door to rear garden.

**COVERED
BALCONY
TERRACE**

Situated just off the living room. Enjoying panoramic views and finished with box aluminium railings.

OUTSIDE FRONT

Offering ample parking spaces for several vehicles and finished with a low maintenance gravel border.

SIDE GARDEN

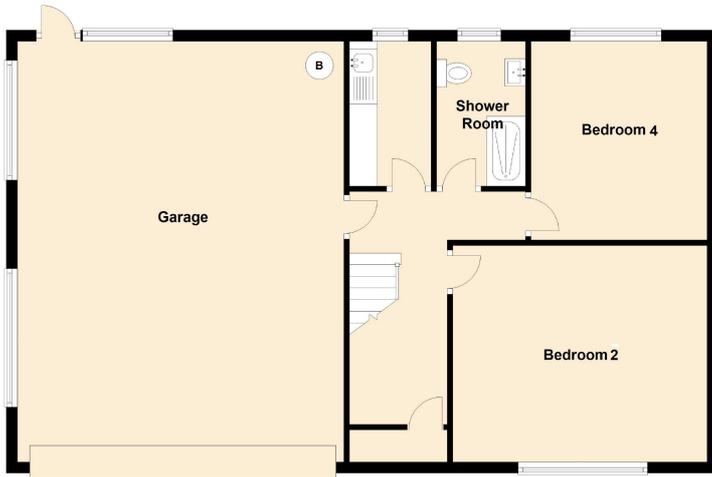
An additional useful hard standing for a large vehicle like a caravan or boat (out of sight) a stone wall perimeter extends around to the rear garden.

REAR GARDEN

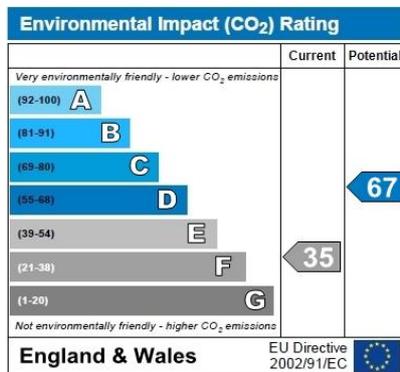
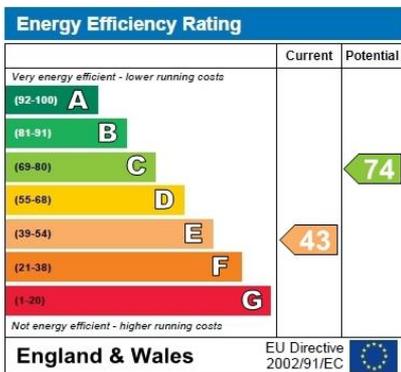
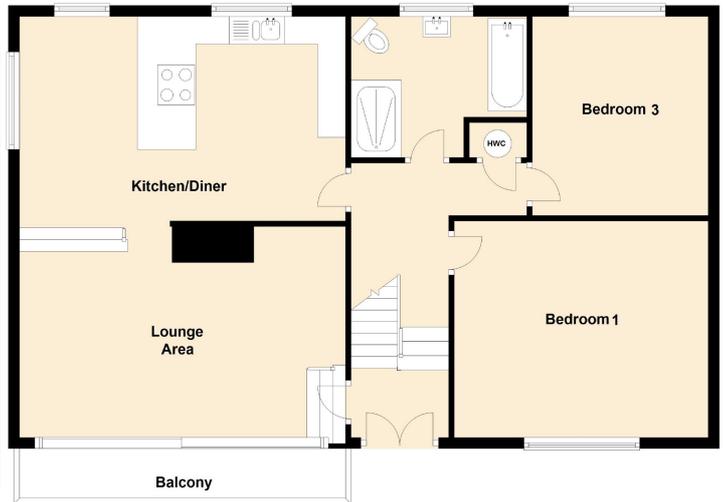
A low maintenance lawned garden offering ease of maintenance.

**COUNCIL TAX
BAND F**

Ground Floor



First Floor



Freehold Price £525,000 L J Boyce Map Reference - C3

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.