



3 Provident Close, Brixham, Devon, TQ5 9FS
Freehold House - Semi-Detached
£298,000

boycebrixham
email property@ljboyce.co.uk call 01803 852736

Located on the extremely popular Berry Head Park development & very well presented throughout, we are delighted to present this spacious two bedroom semi-detached house, near to Berry Head Country Park, a UNESCO Global Geopark. Provident Close was developed by the well regarded 'Bloor Homes' around 4 years ago, and the property still benefits from 6 years remaining on the 10 year LABC guarantee.

The property occupies a good size, level plot with a small lawn to the front and is flanked by a lengthy driveway, offering off-road parking for two cars ahead of a large garage, with up-and-over door.

Inside, the property is neutrally presented, with contemporary decor throughout, opening into an entrance hallway with the living accommodation to your right. The lounge is a light-and-bright space overlooking the front through a large picture window. The opening between the lounge creates an excellent 'flow' leading through to the rear of the property. The kitchen diner is a modern and light space, with a good quality fitted kitchen and a separate utility nook just off. There is also the benefit of a downstairs WC, which is particularly handy for children, or for when entertaining in the garden.

Upstairs, there are two generous sized double bedrooms, with the rear facing Bedroom 1 enjoying the benefit of an en-suite shower room. Bedroom 2, which overlooks the front of the property, is a large, light-and-bright double bedroom, with large storage cupboard over the stairs, and is served by the stylish and spacious family bathroom, central to the first floor.

Outside, as well as the driveway and garage, there is a super sunny rear garden, which is mostly laid to zero-maintenance artificial grass, edged with some stylish sleeper-bound borders, and with a patio area off the kitchen, which is perfect for BBQ and al-fresco dining! There is also a courtesy door through to the garage, which, at 5.9m long, is larger than average, and enjoys light, power and plenty of additional eaves storage owing to its generous pitch.

Council Tax Band: C



- Semi-Detached Freehold House
- Driveway Parking For 2 + Garage
- Two Spacious Double Bedrooms
- Ready To Move Into

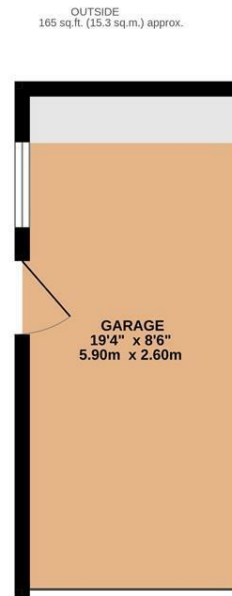
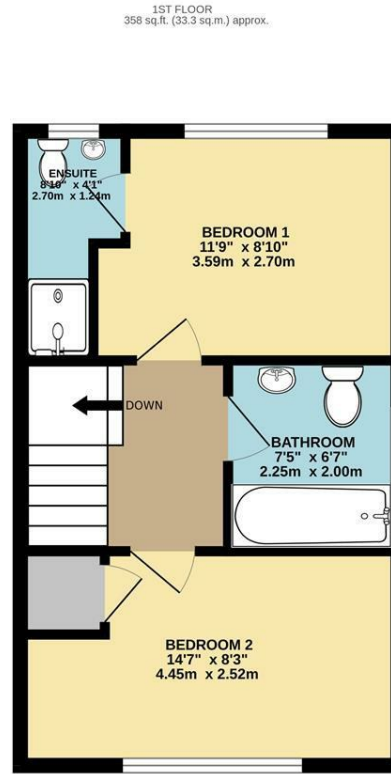
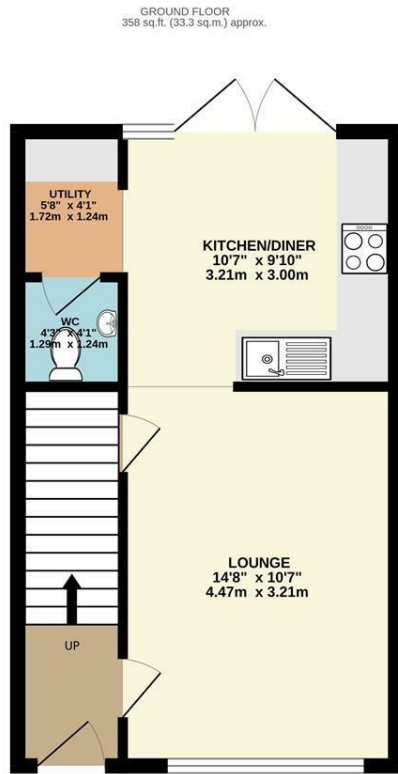
- 6 Years Remaining Of LABC Warranty
- Located In A Very Popular Development
- Modern & Contemporary Styling



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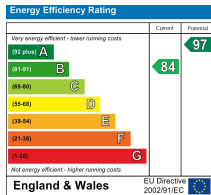
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TOTAL FLOOR AREA : 881 sq.ft. (81.9 sq.m.) approx.

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: B



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