



3 Marina Court Heath Road, Brixham, TQ5 9AT  
Freehold House  
Fixed Asking Price £475,000

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This three-bedroom, two-bathroom mid-terrace luxury townhouse is situated in the sought-after Marina Court development, offering breathtaking panoramic views from both the front and rear elevations, along with impressive outside space (both private and communal), a sea view balcony and car-port parking - all located on the favoured Berry Head side of town and within short walking distance of Brixham's town and harbour areas.

The main living accommodation is situated on the first floor, featuring a light-and-bright high quality modern fitted kitchen (with 'washing up' views!). Premium integrated appliances and sleek worktops, with plenty of glazing to allow light all the way through. The open living/dining space, occupying the rest of the first floor is a very social space which is impeccably presented and boasts a perfectly positioned balcony taking in the elevated sea views over the gardens.

The top floor houses the principal bedroom with plenty of built in wardrobe space and offering panoramic sea views over the gardens. Bedroom Two also enjoys rugged coastal and sea views towards Berry Head and built-in storage options. There is also a stylish central family bathroom (again with abundant storage) which services the second floor. The third bedroom, which could easily double up as a home office or garden room is located on the ground floor, featuring sliding patio doors leading to a sunny, west-facing rear composite deck. There is also a convenient and stylish shower room adjacent on the ground floor., along with understairs storage.

The property includes the aforementioned private composite decking area with glass and stainless steel balustrades - perfect for BBQ'ing and enjoying the evening sun. Additionally, the beautifully maintained communal gardens - with feature borders and a central pergola with seating. A wonderful space to enjoy some peace and quiet or to engage with the neighbours. Carport parking with light and power, and visitor parking available in abundance just off Heath Road.

The property is held on a freehold title. The sale includes a 1/8th share of the Marina Court Land Company (Brixham) Limited, which owns the freehold of the surrounding land (on a separate title). A monthly charge of £70 covers garden maintenance, bin cleaning, and window cleaning.

**Council Tax Band: C**



- Impressive Marine Town House
- Enjoying Panoramic Sea Views
- Stunning Communal Garden
- Car Port Parking & Visitor Parking

- Very Well Presented Throughout
- Highly Regarded Residential Location
- Plenty Of Built-In Storage
- Close To Town & Harbour Areas



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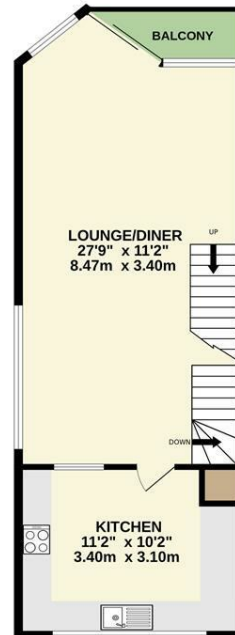
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GROUND FLOOR  
358 sq.ft. (33.3 sq.m.) approx.



TOTAL FLOOR AREA : 1159sq.ft. (107.7 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplans 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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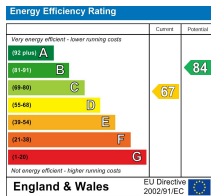
1ST FLOOR  
368 sq.ft. (34.2 sq.m.) approx.



2ND FLOOR  
388 sq.ft. (34.2 sq.m.) approx.



Current EPC Rating: D



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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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