



1 Provident Close, Brixham, TQ5 9FS
Freehold House - Detached
Asking Price £439,500

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

Nestled in the sought-after Berry Head Park development, this superbly presented three-bedroom detached house offers a prime location within walking distance to the stunning Berry Head Nature Reserve and the South West Coastal Path.

Built in 2019, this property boasts modern features and is surrounded by green open spaces, providing easy access to breathtaking coastal walks. The development's well-positioned properties, like this one, come with the added convenience of driveway parking and spacious garages.

The house's ground floor features an inviting open plan kitchen/dining room with integrated appliances and French doors leading to a rear conservatory, providing a delightful view of the beautifully landscaped garden. A spacious lounge with a bay window, and a downstairs W.C., further enhance the living space.

Upstairs, you'll find three bedrooms, with the bedrooms all offering built-in wardrobes and a fully tiled en-suite to the main bedroom. The property also benefits from a modern contemporary family bathroom.

The fully enclosed back garden is a haven, planted with an array of fruit trees, vegetables, and more. A patio adjacent to the property offers a secluded sheltered spot and private outlook, while the driveway and garage, equipped with power and lighting, provide additional convenience.

Agents Note

This property, built in 2019, comes with the remainder of a 10-year LABC warranty, offering peace of mind to potential buyers. Additionally, there is an annual maintenance fee of £290 for the communal grounds at Berry Head Park.

Council Tax Band: D



- Popular Berry Head Park: Ideal coastal living location.
- Built in 2019: Modern design and amenities.
- Garage & Parking: Convenient, with driveway space.
- Landscaped Garden: Fruit trees, veggies, and greenery.
- Walk to Nature Reserve: Enjoy scenic walks daily.
- Rear Conservatory: Expanded living space, garden view.
- Three Bedrooms, One En-suite & family bathroom.
- LABC Warranty: Built in 2019, 10-year guarantee.





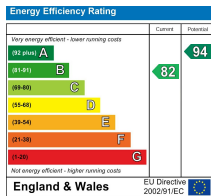
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TOTAL FLOOR AREA: 1155 sq.ft. (107.3 sq.m.) approx.

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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