



Compeer, 49 Heritage Way, Brixham, TQ5 9FN
Freehold House - Detached
Asking Price £675,000

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Offered for sale for the first time since this property was secured off plan by the current vendors, is this highly desirable family home residing on arguably one of the best positions available on site. Originally constructed by Bloor Homes in 2019 (and benefiting from 6 remaining years of the LABC warranty), the 'Wychbury' specification was their flagship model. Since initial construction, the vendors have improved the property greatly, particularly by improving the kitchen/diner area with a fantastic high-spec kitchen and creating a very usable, stylish, and social space.

The location is perfect for those wanting a great base to enjoy all that Brixham has to offer. The property sits in a private enclave with three other similar dwellings, and backs onto the rural fringe of the Berry Head Country Park (with its own private gate from the back garden) making it, surely, the closest property to this magnificent green open space, where you can find the South West Coastal Path and some of the country's most dramatic coastal scenery. The hustle and bustle of the busy Brixham port town and harbour is equally as easy to access in the opposite direction, where an array of eateries, shops, and bars can be found. The marina facilities in the port are superb and offer everything the boating enthusiast would ever need.

The setting is ideal for easy access to great local schools, with provision from pre-school all the way up to sixth form, all within easy walking distance of the property. For added convenience there is a nearby Co-Op - handy for those everyday essentials without having to venture into the town, and there is a popular bus service available on the nearby Wall Park Road.



- Recently Constructed Detached Executive House
- Stylish, Considered Presentation Throughout
- Large Double Garage + Two Parking Spaces
- Award Winning (2023) Rear Garden
- Backing Directly Onto Berry Head Nature Reserve
- Four Double Bedrooms (Two En Suite)
- Arguably The Best Position On The Development
- Close To Brixham's Town & Harbour Areas



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The accommodation is beautifully presented throughout to a very high standard. The property still very much feels like a new build but with extra features and has a much more homely feel. The current owners have certainly improved the property from its original specification with the kitchen/diner, and the award winning garden!

On the ground floor there is a spacious hallway with a cloakroom WC and a very useful home office/ study, which enjoys a lovely aspect across the rear garden. There is a superb size, and very stylish kitchen diner, which was remodelled in 2023, and a separate utility off. The ground floor also boasts a good size double bedroom complete with fitted wardrobes and an en suite - ideal for guests or those that require ground floor living. On the first floor the spacious landing gives access to 3 further double bedrooms, (master en suite and with fitted wardrobe). A large living room enjoys a super, southerly aspect over the surrounding countryside and gives direct access out to the balcony - which again takes in the countryside and sea views over Berry Head.

The frontage is low maintenance with 2 off road parking spaces to the left of the property and access to the generous double garage which is fitted with electric roller doors on both ends. There is side access to the right, with a secure gate to the rear garden. The rear garden is of particular note at this property. Having secured a Gold Award in the 'Large Garden' category of the 2023 'Love Your Garden' competition, the space is a real credit to our vendors who have worked hard to create a sympathetic and usable outside space, which is full of well suited plants and shrubs for the local conditions. A resin-bound patio is found directly off the property - ideal for socialising and BBQing, as well as a European style 'Piazza' area to the side of the garden, flanking the nature reserve and creating a perfect spot for the morning coffee!

There is an annual service charge of circa £250.00 per annum to cover the upkeep of the communal areas.



Council Tax Band: F



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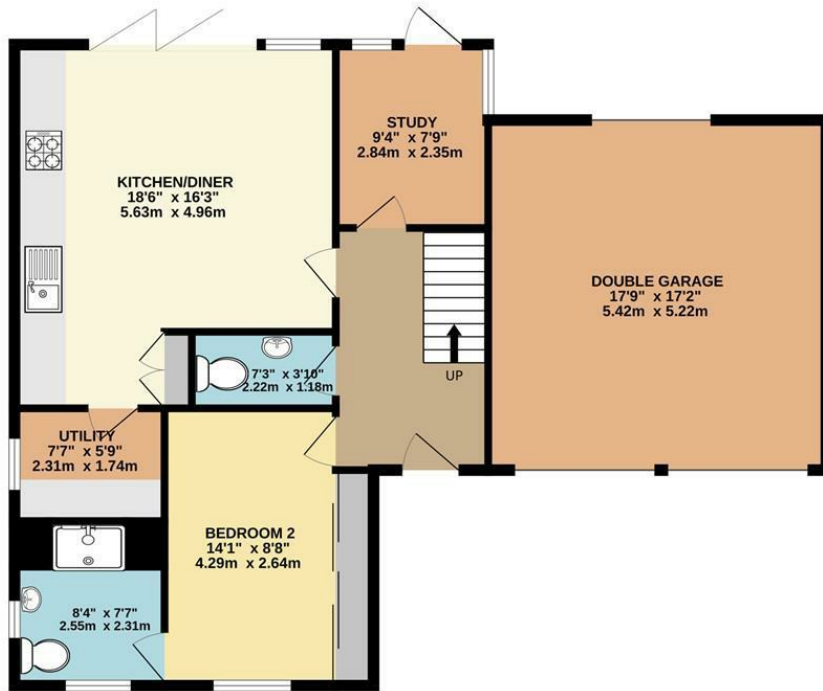
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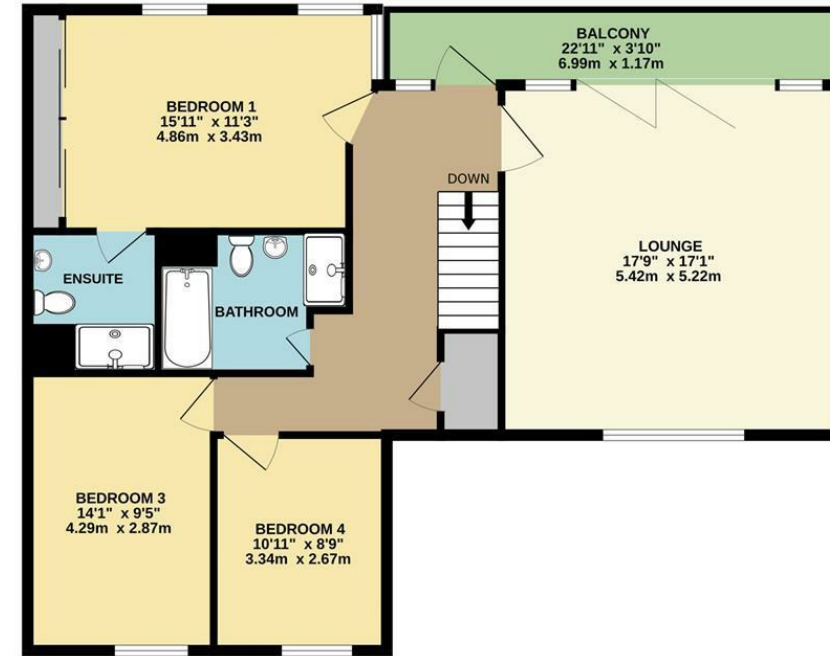
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GROUND FLOOR
1014 sq.ft. (94.2 sq.m.) approx.



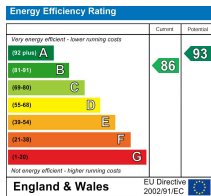
1ST FLOOR
989 sq.ft. (91.8 sq.m.) approx.



TOTAL FLOOR AREA : 2002 sq.ft. (186.0 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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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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