



5 Provident Close, Brixham, TQ5 9FS
Freehold House - Semi-Detached
£289,950

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

Situated within the private confines of a quiet cul-de-sac on the esteemed Berry Head Park development, this well presented semi-detached home offers plenty of modern comfort & style. Constructed in 2019, the property boasts six years of remaining LABC warranty, ensuring peace of mind for discerning buyers.



Inside, you'll find a well designed interior, beginning with a welcoming living room at the front, providing a cosy retreat for relaxation. Flowing seamlessly towards the rear, the kitchen/dining room exudes contemporary charm, complemented by a convenient cloakroom/w.c. and utility area, ideal for modern living.

Ascending to the first floor reveals two generously proportioned double bedrooms, one of which benefits from an en suite shower room, alongside a further bathroom/w.c. Offering flexibility and convenience, this layout caters effortlessly to the needs of modern lifestyles.

Externally, the property boasts ample parking space to the side, ensuring practicality for residents and visitors alike. A gate leads to the enclosed rear garden, thoughtfully landscaped for low-maintenance living. Here, a versatile studio/lodge awaits, providing an inviting space for various pursuits, from home offices to tranquil retreats.

Conveniently located within walking distance of Brixham town centre, its bustling harbour, and marina, as well as the scenic Berry Head Country Park, this home epitomises the essence of coastal living. With a local bus service running along Wall Park Road, accessibility to the surrounding area is effortless, making this property an idyllic retreat for those seeking both serenity and convenience. Internal viewing is highly recommended to fully appreciate the allure of this exceptional residence.

Council Tax Band: C

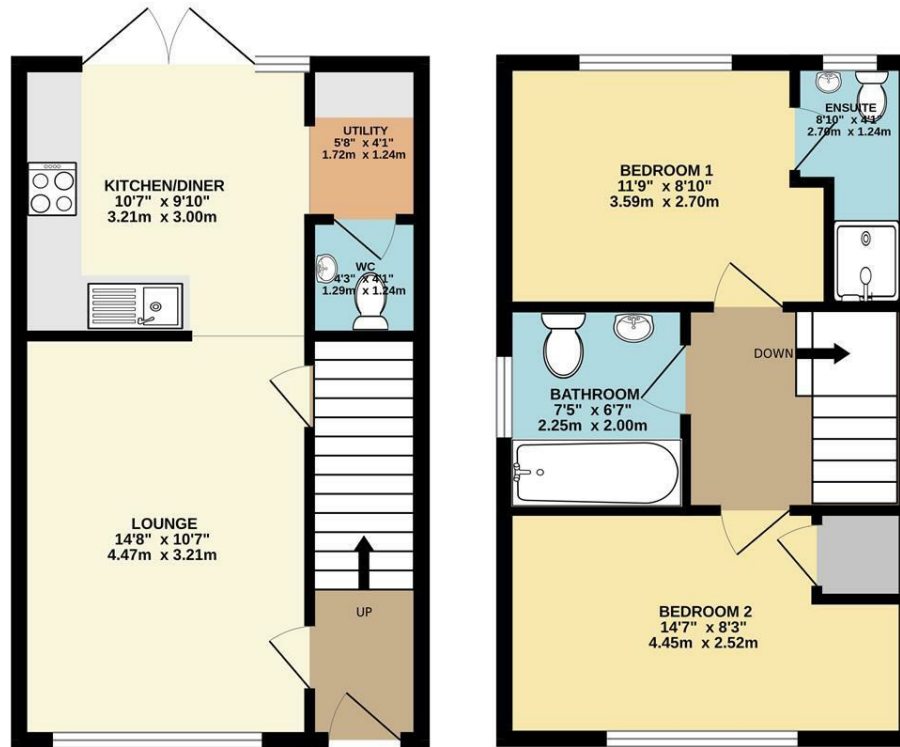
- Constructed in 2019 (6 years LABC Remaining)
- Two Double Bedrooms (one ensuite)
- Very Popular Berry Head Development
- Great First Time Purchase Or Rental Investment
- Stylishly Presented Throughout
- Modern Versatile Garden Studio
- Utility Room & Downstairs WC
- Close To Town & Harbour



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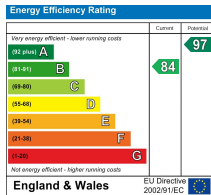
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TOTAL FLOOR AREA: 716 sq.ft. (66.5 sq.m.) approx.

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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