



23 Heritage Way, Brixham, Devon, TQ5 9FN
Freehold House - Detached
Asking Price £735,000

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email property@ljboyce.co.uk call 01803 852736

For the first time since the property was secured off-plan by the current vendors, this highly desirable family home is offered for sale. It resides on arguably one of the best positions available on-site. Situated on the edge of the development, this property enjoys panoramic views across the stunning Berry Head Country Park, one of Devon's most picturesque Areas of Outstanding Natural Beauty. Originally constructed by Bloor Homes, the Wychbury specification home was their flagship model.

The current vendors have significantly enhanced the property by upgrading the original specification. Outside, the landscape has been fully revamped, featuring a splendid patio terrace and a smart freestanding garden room, fully double-glazed and equipped with power and light.

The location is perfect for those seeking a great base to enjoy all that Brixham has to offer. The property backs onto the rural fringe of the Berry Head Country Park, making it the closest property to this magnificent green open space, where one can find the South West Coastal Path and some of the country's most dramatic coastal scenery.

The area is ideal for keen walkers, pets, and children alike. The bustling Brixham port and harbour area are equally accessible in the opposite direction, offering an array of eateries, shops, and bars. The marina facilities in the port are superb and cater to the needs of boating enthusiasts.

Berry Head Park provides easy access to excellent local schools, from preschool to sixth form, all within walking distance. For added convenience, there's a nearby Co-op for everyday essentials without having to venture into the town centre, and a bus service available on nearby Wall Park Road.

The accommodation is beautifully presented throughout to a very high standard. The property still retains the feel of a new build but with additional features and a homelier ambiance. The current owners have certainly enhanced the property from its original specification, with the garden now looking fully established.



- 4 Double Beds, 2 En Suites and Family Bathroom
- Ample Parking & Double Garage
- Impressive Kitchen Diner & Large Living Room
- Remainder Of NHBC Guarantee
- Panoramic Countryside & Sea Views
- Level Gardens With A Southerly Aspect
- Large Lounge With Sea View Balcony Off
- Adjacent Berry Head Country Park AONB



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On the ground floor, a spacious hallway leads to a cloakroom WC and a very useful home office/study with a lovely aspect across the rear garden. There's a superbly sized kitchen diner with a separate utility room, the kitchen is perfect for families or entertaining alike. A good-sized double bedroom, complete with fitted wardrobes and an ensuite shower room, is ideal for guests or those requiring ground floor living.

On the first floor, the spacious landing gives access to three further double bedrooms, the main one complete with an ensuite, fitted wardrobes, and a balcony to the rear enjoying the stunning panorama. A large living room offers superb views over the surrounding countryside and out to sea, with direct access to the balcony again, which enjoys a sunny southerly aspect and the same views.

The front garden is mainly laid to lawn with pretty planting, including mature shrubs and bushes framing the front perfectly. To the side, a spacious driveway provides ample off-road parking leading to a superbly sized integral double garage. The rear garden enjoys a sunny southerly aspect and has been beautifully designed and landscaped with various seating areas and a pretty shaped lawn. The borders are vibrant with colour, seamlessly transitioning into the countryside vistas.

There's a great outdoor seating area benefiting from cover with lifting sides, ideal for al fresco dining towards the end of the day. The rear garden also features an impressive garden room, perfect for a home studio or those wanting to enjoy the lovely views across the garden from the comfort of a fully double-glazed outbuilding, complete with power and light.

Internal viewing is essential to appreciate the quality of this superb family home and the stunning countryside views.



Council Tax Band: F



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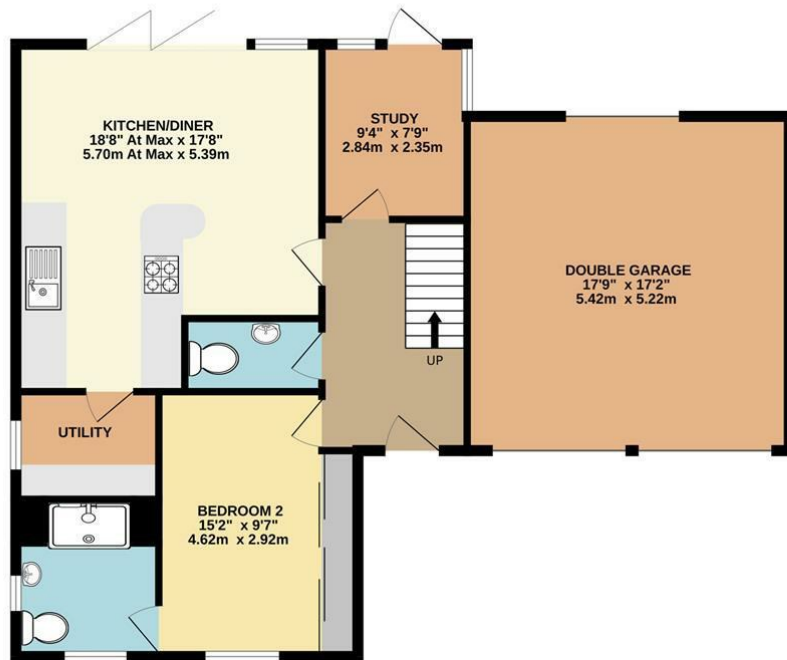
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GROUND FLOOR
1015 sq.ft. (94.3 sq.m.) approx.



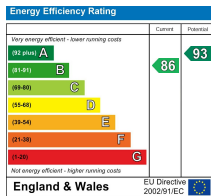
1ST FLOOR
989 sq.ft. (91.8 sq.m.) approx.



TOTAL FLOOR AREA : 2004 sq.ft. (186.2 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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