

Vigilance Avenue, Brixham, TQ5 9FL



Welcome to this stunning **FOUR BEDROOM DETACHED HOUSE** located in the sought-after Berry Head Park development. The property features an immaculate open concept layout with a modern kitchen equipped with Siemens integrated appliances, under cabinet lighting, and patio doors leading to a beautifully landscaped garden. A spacious driveway comes complete with an Ohme electric car charger. The expansive family room's bay window captures the essence of spacious living with open an aspect down the avenue to the wooded backdrop, while the ensuite and built-in wardrobes in the principal and second bedroom add a touch of luxury. Situated in a prominent residential area of Brixham, this home offers a peaceful yet convenient lifestyle. It is strategically positioned within walking distance of the popular Berry Head Nature Reserve, as well as being a 3-mile radius of several highly-rated schools, including Brixham Church of England Primary School and Churston Ferrers Grammar School, known for their excellent academia. Don't miss the opportunity to own a home in such a desirable location, offering comfort, convenience, and a touch of luxury.

£499,950 Freehold

ENTRANCE HALL

Covered entrance with composite front door. Spacious hallway with gallery landing above. Cupboard under stairs. Radiator.

LOUNGE 12' 7" x 17' 10" (3.83m x 5.43m)

Square bay window to front. Two radiators. Double opening doors to hall.

KITCHEN / DINING ROOM 22' 8" x 10' 0" (6.90m x 3.05m)

Spacious room with double opening doors accessing the back garden. Gloss grey wall and base units with quartz effect worktops and upstands. One and a quarter bowl stainless steel sink with worktop drainer. Siemens induction hob with cooker hood over. Siemens double oven and grill. Integrated dishwasher. Ample space for dining table and chairs. Radiator.

UTILITY ROOM 6' 5" x 5' 8" (1.95m x 1.73m)

Gloss grey wall and base units with quartz effect worktops. Inset sink with drainer. Space for washing machine and tumble dryer. Radiator. Door to back garden and door to garage.

W.C Close coupled W.C. Wall hung basin. Half height tiled walls. Radiator. Window.

FIRST FLOOR - GALLERY LANDING

Loft hatch. Radiator. Airing cupboard with pressurised hot water tank.

BATHROOM 8' 7" x 8' 0" (2.61m x 2.44m)

Bath with rinse head. Separate shower cubicle with rainfall shower head. Close coupled W.C Pedestal basin. Heated towel rail. Window.

BEDROOM 1 12' 8" x 9' 6" (3.86m x 2.89m)

Built in mirror fronted wardrobes. Radiator. Window.

EN-SUITE 1 6' 9" x 5' 1" (2.06m x 1.55m)

Shower cubicle with rainfall shower head. Close coupled W.C. Pedestal basin. Window.

BEDROOM 2 10' 2" x 9' 11" (3.10m x 3.02m)

Window to rear with sea glimpses. Built in mirror fronted wardrobes. Radiator.

EN-SUITE 2 6' 6" x 6' 4" (1.98m x 1.93m)

Shower cubicle with rainfall shower head. Close coupled W.C. Pedestal wash basin. Mirror fronted vanity unit. Window.

BEDROOM 3 10' 3" x 9' 7" (3.12m x 2.92m)

Window. Radiator.

BEDROOM 4 12' 2" x 10' 1" (3.71m x 3.07m)

Window. Radiator.

OUTSIDE

Driveway parking for multiple cars with Ohme electric car charger. Inset lawn to side. Gated access to back garden. Outside tap.

GARAGE

Up and over door. Pedestrian door to rear. Ideal logic boiler. Power and lighting.

BACK GARDEN

Italian porcelain tiled patio enjoying the afternoon and evening sun. Central artificial grass. Further patio area enjoying the morning sun. Timber summerhouse. Electric socket. Outside tap. Gated access to front.

ENERGY PERFORMANCE RATING: B

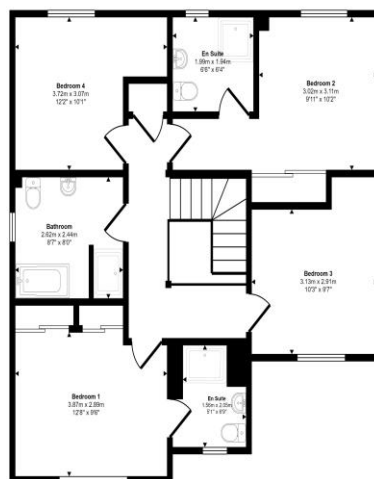
COUNCIL TAX BAND: E

BERRY HEAD PARK MAINTENANCE FEE

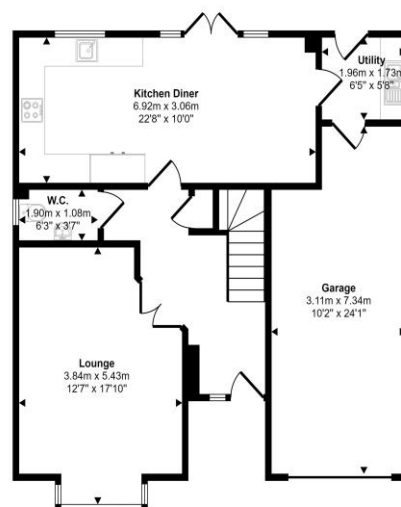
There is a circa £250 annual maintenance fee. This is to maintain the surrounding communal areas of the area.

AGENTS NOTES:

The Ofcom website indicates broadband and mobile reception is available at this property. Gas, electric, water are all on mains supply, with mains drainage connection.



First Floor
Approx 75 sq m / 807 sq ft



Ground Floor
Approx 81 sq m / 873 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

LAYOUT GUIDE ONLY – NOT TO SCALE

The appliances and fixed equipment mentioned in these sales particulars have not been tested by Eric Lloyd & Co. (Churston) Ltd. and therefore prospective purchasers need to satisfy themselves that all such items are in working order. We may receive an introductory fee on recommendations for professional services.

Ref B001950 Written by: Bill Bye