

GROUND FLOOR.

Canopy storm porch with composite entrance door.

ENTRANCE HALL.

Wooden style flooring. Staircase to the first floor. Storage cupboard.

LAUNDRY CUPBOARD.

With fitted worktop and space below for washing machine and tumble dryer. Fitted wall cupboard. 'Ideal' boiler.

CLOAKROOM/W.C.

Comprising white close coupled W.C. Half pedestal hand basin. Double glazed window and radiator.

LIVING ROOM. 17' 8" in to Bay x 11' 2" (5.38m x 3.40m)

Double glazed square bay window to front with fitted blinds. Wooden style flooring continuing through. Media wall with feature wall mounted fire.

KITCHEN/DINING ROOM. 20' 3" x 10' 2" (6.17m x 3.10m) max.

A modern fitted kitchen with wooden style working surfaces and one and a half bowl composite sink with mixer tap over. Built in eye level, electric double oven/grill with halogen hob and cooker hood over to side. Integral fridge/freezer and freestanding dishwasher. Double glazed window to rear garden. The dining area has plenty of space for a family size table and chairs and has double glazed French doors leading out to the patio and garden. Wooden effect flooring. Two radiators.

FIRST FLOOR. Landing with loft access hatch. Linen cupboard.

BEDROOM 1. 8' 10" x 10' 8" including depth of wardrobes (2.69m x 3.25m)

Fitted mirror fronted double wardrobe with hanging rails and shelving. Double glazed window to rear. Radiator. Door to:

EN SUITE SHOWER ROOM/W.C.

Comprising shower with sliding entry door. Close coupled W.C. Pedestal wash basin with mirrored double cupboard over. Tiled surrounds. Heated towel rail. Extractor fan.

BEDROOM 2. 11' 7" x 8' 6" (3.53m x 2.59m) max.

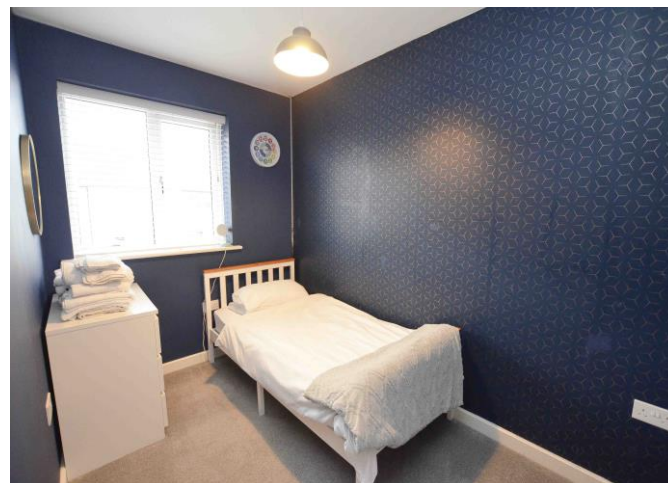
Double glazed window to front with fitted blinds. Radiator.

BEDROOM 3. 10' 5" x 6' 7" (3.17m x 2.01m)

Double glazed window with fitted blinds. Radiator.

BEDROOM 4. 8' 6" x 7' 7" (2.59m x 2.31m)

Double glazed window with fitted blinds. Radiator.

**FAMILY BATHROOM/W.C.**

Comprising white suite of panelled bath with mixer tap and shower attachment. Double size shower enclosure. Close coupled W.C. Pedestal wash basin with mirror and shaver point over. Tiled surrounds. Heated towel rail. Extractor fan.

OUTSIDE.

FRONT: Tarmac driveway with gravelled hard standing to side providing ample parking space for numerous vehicles. A pedestrian gate opens to the rear garden.

The **FRONT GARDEN** has a small lawn with hedge to front and decorative railings. Some sea and coastal views can be enjoyed from the front.

GARAGE. 19' 9" x 9' 10" (6.02m x 2.99m) approx.

A good size garage with up and over door, light and power points. Pitched roof with boarded storage area.

REAR GARDEN. Enclosed rear garden enjoying a sunny aspect which has been landscaped for ease of maintenance, having a patio seating area adjacent to the house for 'Al Fresco' dining and two Astro Turf lawns with railway sleeper edging. To the rear and side of the garage there is a further good size area which has been decked, the decking is in need of repair but has been left for a purchaser to decide how they would like to use this very useful space. Water Tap.

SERVICE CHARGE: There is an annual service charge of approximately £228 to cover the maintenance of the development's public spaces and landscaping.

ENERGY RATING: B

COUNCIL TAX BAND: D

NOTE: The property is connected to all mains services. The Ofcom website indicates that standard, superfast and ultrafast broadband is connected. Please check with your mobile provider about mobile coverage.

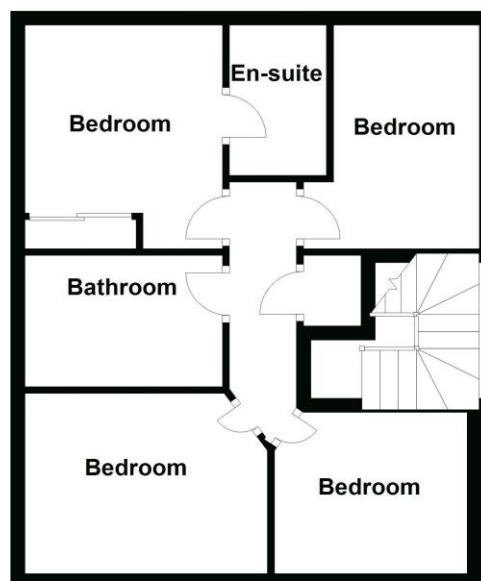


The appliances and fixed equipment mentioned in these sales particulars have not been tested by Eric Lloyd & Co. (Churston) Ltd. and therefore prospective purchasers need to satisfy themselves that all such items are in working order. We may receive an introductory fee on recommendations for professional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

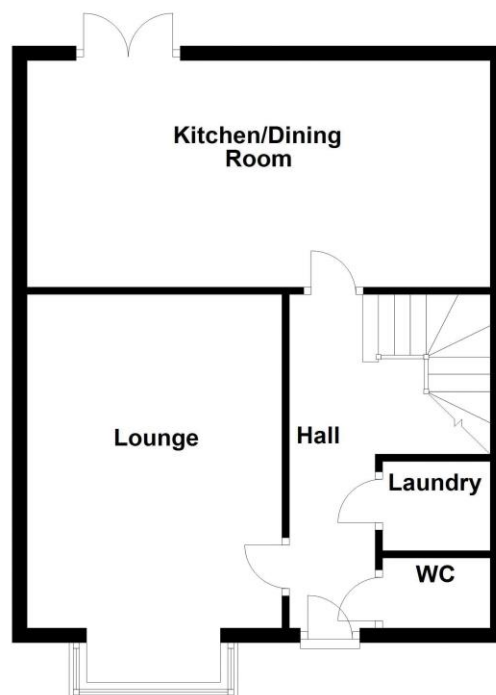
Ref B0001987 Written by: R.C

Heritage Way, Brixham, TQ5 9FN

First Floor



Ground Floor



LAYOUT GUIDE ONLY – NOT TO SCALE



An executive style **FOUR BEDROOM DETACHED HOUSE** which stands at the gateway to the Berry Head Park, Bloor Homes development occupying a good size plot located less than half a mile away from the town centre and waterfront. This well presented 4-bedroom detached home represents a unique opportunity to acquire a modern property in a sought-after residential area. The home is situated on a larger plot, contributing to its appeal for those seeking space and seclusion. To add to its list of advantages, the property is being offered with **NO CHAIN**. The contemporary kitchen/dining room boasts French doors that lead directly to the garden, perfect for indoor-outdoor living. It also includes modern conveniences like an integral fridge freezer. The living room stands out with a stylish media wall and bay window, creating a bright and inviting space for relaxation. The master bedroom is a welcoming retreat with built wardrobes and an en suite shower room. The second bedroom is a spacious double room, providing ample space and comfort. The third and fourth bedroom are ideal children's rooms and there is a family bathroom/w.c. Externally, the home features a beautifully landscaped garden, ensuring a serene outdoor environment. The property also benefits from ample driveway parking and a detached garage. Outdoor entertainment is facilitated by an enclosed outdoor patio/decking area, ideal for gatherings or quiet evenings.

£449,995 Freehold