

GROUND FLOOR

ENTRANCE HALL.

Composite entrance door opening to a very spacious hallway with staircase to the first floor. Amtico flooring throughout the ground floor.

CLOAKROOM/W.C.

Low level W.C. and half pedestal hand basin, Fitted storage cupboard.

LOUNGE. 17' 8" x 15' 0" (5.38m x 4.57m)

A generous size living room. Double glazed window to front.

KITCHEN/DINING ROOM. 17' 9" x 18' 10" (5.41m x 5.74m) overall max.

An open plan, family size kitchen/dining room with bi-folding doors and window opening to the rear garden with ample soft seating area and space for table and chairs. The fitted kitchen is fitted with a range of modern wall and base units, attractive working surfaces and matching up-stands. Inset composite one and a quarter bowl sink and drainer. Bosch integral appliances including dishwasher and fridge/freezer. Built in eye level double oven/grill with halogen hob to side and cooker hood over.

OFFICE/STUDY. 9' 10" x 6' 0" (2.99m x 1.83m)

A useful office space overlooking the rear garden. Full height window and door opening to the rear garden. Fitted storage cupboard.

FIRST FLOOR

LANDING.

A spacious landing with door opening to **balcony** at rear enjoying an outlook towards Berry Head Fort. Airing/storage cupboard with shelving. Loft access hatch. Doors to:

PRINCIPAL BEDROOM. 17' 9" x 15' 0" (5.41m x 4.57m) max.

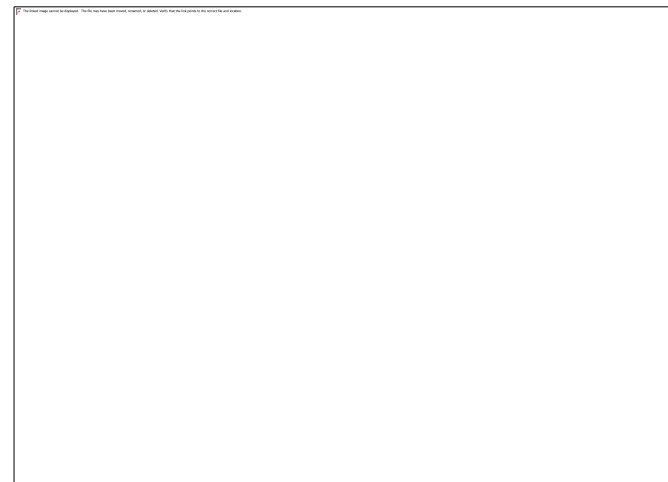
A large principal bedroom with tall window and door to front aspect with glass **Juliet balcony**. There are distant countryside and sea views to the side. Built in mirror fronted double wardrobe. Door to:

EN SUITE SHOWER ROOM/W.C.

Comprising tiled shower enclosure, low level W.C. and pedestal wash basin with fitted mirror over. Two fitted storage cupboards.

BEDROOM 2. 17' 8" x 11' 6" (5.38m x 3.50m)

A dual aspect room with door opening to a **balcony** at the rear again enjoying an outlook to Berry head Fort. Fitted double wardrobe and display shelving to side.



BEDROOM 3. 17' 7" x 9' 4" (5.36m x 2.84m)

Dual aspect room with french doors opening to the rear **balcony** again enjoying views towards Berry Head.

FAMILY BATHROOM/W.C.

Comprising suite of panelled bath, close coupled W.C. and pedestal wash basin with fitted mirror over. Tiled shower enclosure.

OUTSIDE.

The house is positioned in a private 'quad' of similar houses off heritage way, the quad has its own entrance to the four properties. To the front there is ample parking space and a small flowerbed.

GARAGE. 17' 7" x 8' 10" (5.36m x 2.69m)

Up and over door to front and useful double doors to rear opening to the garden. Wall mounted 'Ideal' combination boiler.

REAR GARDEN.

An enclosed, good size rear garden which is mainly laid to lawn with surrounding flowerbeds, paved pathway and seating area. Gated access to one side of the house.

ENERGY PERFORMANCE RATING: B

COUNCIL TAX BAND: E

NOTES/SERVICE CHARGE:

There is a **SERVICE CHARGE** to cover upkeep of the communal areas which is currently set at circa £250 per annum.

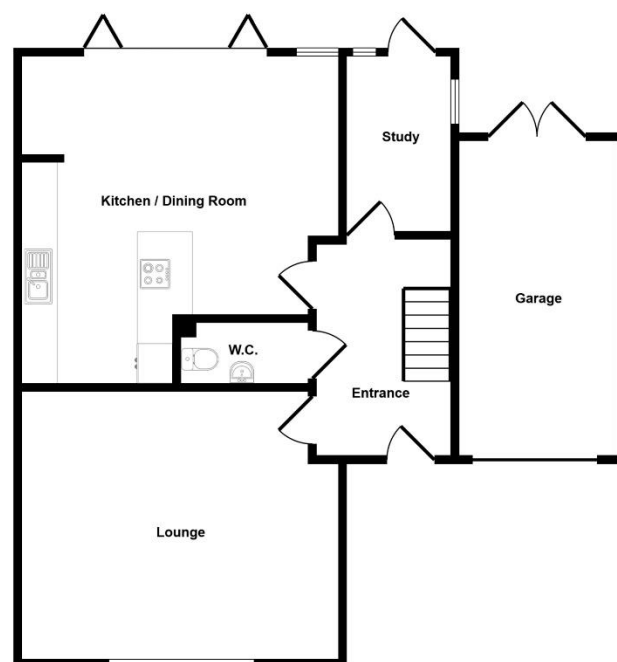
LABC Warranty on the house up to October 2029

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

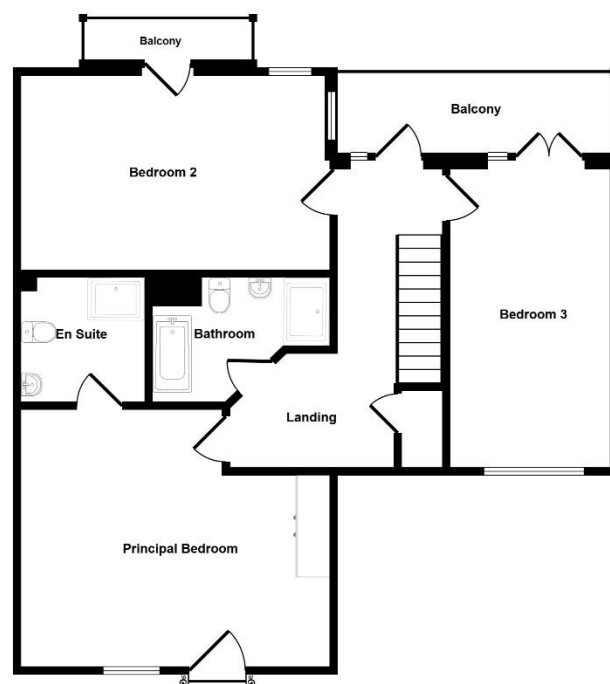


The appliances and fixed equipment mentioned in these sales particulars have not been tested by Eric Lloyd & Co. (Churston) Ltd. and therefore prospective purchasers need to satisfy themselves that all such items are in working order. We may receive an introductory fee on recommendations for professional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

Ref C0002018 Written by: R.C



Ground Floor
Approx 84 sq m / 901 sq ft

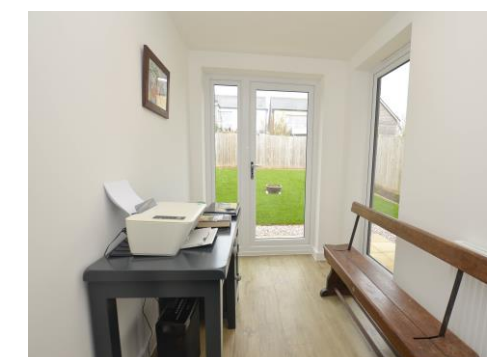


First Floor
Approx 85 sq m / 913 sq ft

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

Heritage Way, Brixham, TQ5 9FN



This executive style, attractive and distinctive Rosewood SP **DETACHED THREE BEDROOM HOUSE** constructed by Bloor Homes in 2019 is presented to an excellent standard throughout and offered for sale with **NO ONWARD CHAIN**.

This lovely home is situated in a private quad of similar properties just off Heritage Way and benefits from some open views towards Berry Head Fort and the sea from the first floor **BALCONIES**. There is ample parking to the front, integral garage and an enclosed, good size rear garden. The internal accommodation comprises: spacious entrance hall with cloakroom/w.c. generous lounge and large kitchen/dining room with bi-folding doors to the rear garden, the smart fitted kitchen has Bosch integral appliances. Additionally, there is a ground floor office which enjoys an outlook to the garden. On the first floor the large, bright landing has a door opening to one of the rear balconies. There are three double bedrooms, the principal to the front has an en suite shower room, fitted wardrobes and a Juliet balcony, the second and third bedrooms have their own balconies to the rear. There is also a family bathroom. The house is situated on the Berry Head side of Brixham and is a short walk away from Berry Head Country Park as well as the stunning South West coastal footpath. Both primary and secondary schools are less than one mile distant as well as Brixham's bustling harbour and waterfront.

£625,000 Freehold