



Vigilance Avenue, Brixham, TQ5 9FL

EricLloyd
&Co.

www.ericlloyd.co.uk



Guide Price £300,000 Freehold

Nestled within the popular Berry Head Park development. This two-bedroom home is not to be missed

Situated in the heart of the popular Berry Head Park development, this **TWO BEDROOM SEMI-DETACHED HOUSE** offers the perfect blend of modern living and natural beauty.

Occupying what is one of the best locations on the development, the property is within walking distance of the stunning Berry Head Nature Reserve, ensuring a serene and green ambiance.

The house enjoys the remainder of an NHBC warranty and is available with **NO ONWARD CHAIN**, making it an excellent buy.

The well-designed lounge, partially open to the kitchen/dining room, creates a welcoming and spacious feel. The modern fitted kitchen, complete with gloss units, wood effect worktops, and integrated appliances, boasts double opening French doors that lead out to the patio and private rear garden, perfect for al fresco dining. A separate utility area adds convenience, with space for a washing machine and a wall-mounted boiler. For added practicality, the property includes a downstairs W.C and a handy under-stairs cupboard.

The principal bedroom comes complete with an en-suite bathroom for your comfort and convenience. The first floor also hosts a welcoming second bedroom and a family bathroom equipped with a shower over the bath, providing both style and functionality. Stepping outside, the property benefits from a private garden with a patio area adjacent to the kitchen/dining room, ideal for entertaining.

Driveway parking and gated access to the back garden adds further charm and functionality.

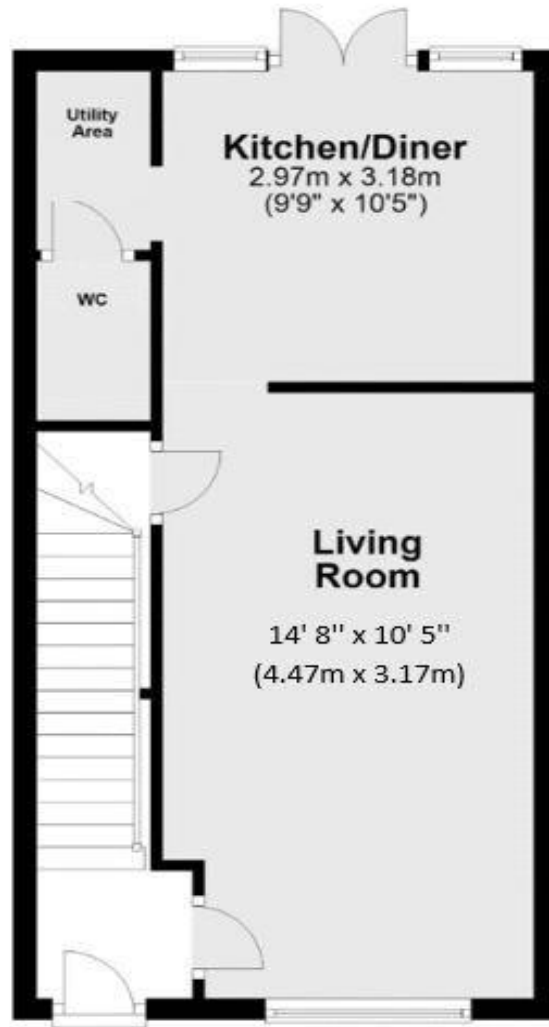
In terms of local amenities, this property is a treasure trove of convenience. Brixham's town and harbour are roughly a mile away, whilst Brixham Community College, and Brixham Church of England Primary School, are both within a walking distance. For those commuting, the A3022 provides easy access and connectivity, with the town of Torquay approximately 10 miles away, and the vibrant city of Exeter within 30 miles. Recreational and green spaces abound, with Berry Head Nature Reserve a short walk away, offering splendid opportunities for outdoor enthusiasts.

The low crime rates and peaceful ambiance, present a delightful setting for families and professionals alike.

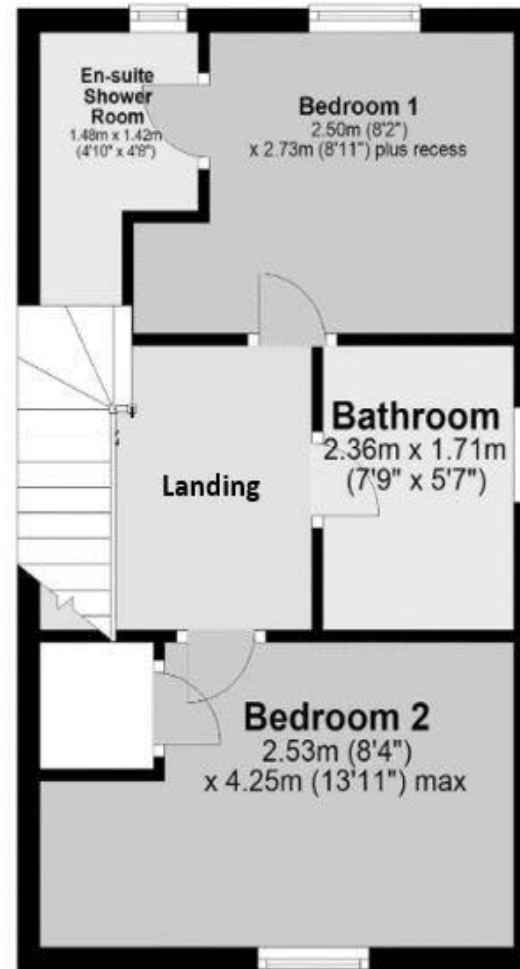
Whether you're a first-time buyer or looking for a new place to call home, this 2-bedroom semi-detached house presents a unique opportunity to embrace a lifestyle of comfort, convenience, and natural beauty.

This property like all properties on the Berry Head Park Development is subject to an annual maintenance charge of approximately £250

Ground Floor



First Floor



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.

To view this property call Eric Lloyd & Co on **01803 844466**



ENERGY PERFORMANCE RATING: B

COUNCIL TAX BAND: C

AGENTS NOTES: The property is on all mains services. The Ofcom website indicated that broadband and mobile phone reception is available at this address.

VIEWINGS ARRANGEMENTS

Strictly by appointment through Eric Lloyd & Co – Telephone 01803 852773. Email: brixham@ericlloyd.co.uk Web: www.ericlloyd.co.uk

01803 844466

6 Churston Broadway, Breadsands TQ4 6LE
churston@ericlloyd.co.uk



Eric Lloyd & Co wish to advise prospective purchasers that we have not checked the services or appliances. The sales particulars have been prepared as a guide only; any floor-plan or map is for illustrative purposes only. Eric Lloyd & Co, for themselves and for the vendors or lessors of this property whose agents they are give notice that: the particulars have been produced in good faith; do not constitute any part of a contract; no person in the employment of Eric Lloyd & Co has any authority to make or give any representation of warranty in relation to this property.

Printed by Ravensworth 01670 713330