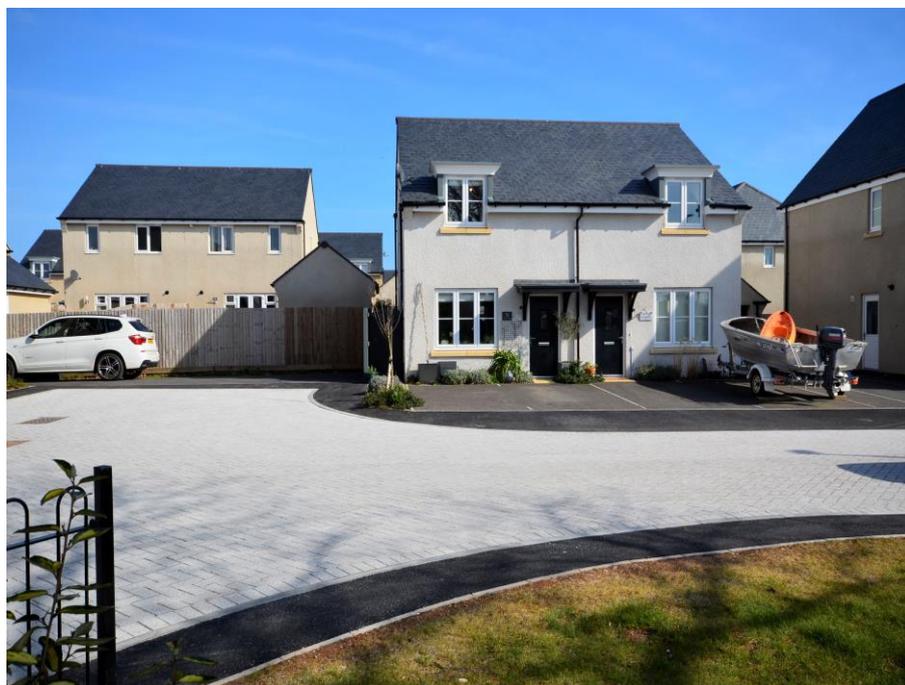


Heritage Way, Brixham, TQ5 9FN



Ready to move into! This, recently constructed, **SEMI-DETACHED HOUSE** is situated towards the end of Heritage Way on the prestigious Berry Head Park development and overlooks a tranquil green space. The good size Living Room flows seamlessly through into a well-presented Kitchen/Dining Room with space for a dining table and French doors lead out into the delightful enclosed rear garden. There is also a Utility Area and a practical downstairs Cloakroom. Upstairs there are 2 double size Bedrooms both with built-in wardrobes and a family Bathroom. The main Bedroom also features an en-suite Shower Room. As you would expect from a modern home, there is gas fired central heating and UPVC framed double glazing. To the front there are 2 parking spaces. This Bloor Homes development is situated on the Berry Head side of town and is within easy reach of the South Devon Coastal footpath, with its spectacular views, and The Berry Head National Nature Reserve.

£279,950 Freehold

GROUND FLOOR

Composite front door opening to ...

ENTRANCE HALL. Stairs to first floor.

LOUNGE 14' 7" x 10' 5" (4.44m x 3.17m). Wood effect laminate flooring. Two radiators. UPVC framed double glazed window enjoying lovely open views. Good size understairs cupboard. Open through to ...

KITCHEN/BREAKFAST ROOM 10' 5" x 10' 5" (3.17m x 3.17m). Glossy white-faced wall and base units with chrome handles and pale grey working surfaces with matching upstands. Inset one-and-a-half composite sink. Space for fridge/freezer. Inset Bosch 4 ring electric hob with Bosch cooker hood over and built-in Bosch electric oven below. Radiator. Wood effect laminate flooring. UPVC framed double glazed double doors opening onto rear garden. Open through to ...

UTILITY AREA 5' 6" x 3' 2" (1.68m x 0.96m). Space for washing machine. Matching base cupboard with matching working surface. Wall cupboard housing Ideal gas fired combination central heating boiler. Door to ...

CLOAKROOM. White low flush W.C. and wall hung hand basin with tiled splashback. Radiator. Ceramic tiled flooring.

FIRST FLOOR

SQUARE LANDING. Hatch to loft space.

BEDROOM 1 11' 11" plus depth of wardrobes x 8' 2" (3.63m x 2.49m). Radiator. Built-in wardrobe/storage with concertina door. Further built-in storage cupboard. UPVC framed double glazed window enjoying lovely open view.

BEDROOM 2 9' 10" into door recess x 9' 0" (2.99m x 2.74m). UPVC framed double glazed window overlooking rear garden. Radiator. Built-in sliding door wardrobe. Door to ...

EN-SUITE SHOWER ROOM. White pedestal close coupled W.C. and pedestal washbasin. Tiled shower cubicle with mixer shower and concertina door. Radiator. UPVC framed double glazed window with opaque glass. Ceramic tiled flooring.

FAMILY BATHROOM. White suite of panelled bath in tiled surround, pedestal washbasin and close coupled W.C. Radiator/towel rail. Ceramic tiled flooring. UPVC framed double glazed window.

OUTSIDE

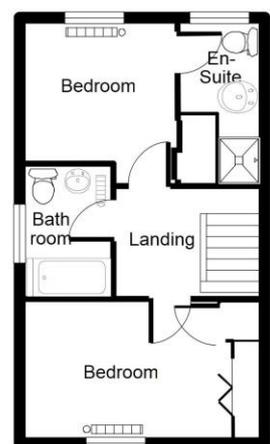
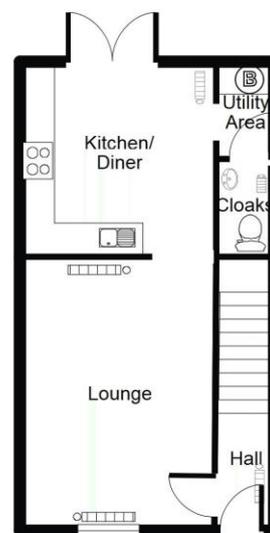
FRONT GARDEN with parking space for 2 cars. Flower border. Pathway and gate leading around the side of the house to the ...

REAR GARDEN. A delightful enclosed rear garden with paved patio, flower borders stocked with variety of plants. Gravel pathways with feature arch covered with climbing plant. Timber Garden Shed.

COUNCIL TAX BAND: C

ENERGY PERFORMANCE RATING: B

GENERAL INFORMATION There is an annual community charge of £211 per annum to cover the cost of maintaining the communal areas.



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 B0001287 Written by: VJR