



55 Heritage Way, Brixham, TQ5 9FN  
Freehold House - Detached  
£750,000

**boyce**brixham  
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With just the one owner since new, this exceptional family home occupies one of the most enviable positions on this sought-after Bloor Homes development in Brixham.

Built in 2019 to the prestigious 'Wychbury' flagship specification and still benefiting from the remainder of the LABC new build warranty, the property has been thoughtfully enhanced by the current owners. Key improvements include most notably, a superb quality orangery extension that seamlessly links the study and kitchen/diner, creating a light-filled, versatile space that perfectly frames the outstanding views.

This is a rare opportunity to acquire a premium-model home with significant added benefits: one of the largest plots on the development, featuring generous wraparound gardens that flank the adjacent nature reserve. The gardens benefit from a natural dip in the forward headland, delivering superb sea views from multiple vantage points. Three perfectly positioned balconies further capitalise on the natural surroundings, offering breathtaking outlooks over the countryside and coastline.

The location is second to none for those seeking the best of coastal living. The property sits in a private enclave and enjoys direct adjacency to the rural fringe of Berry Head Country Park, with easy access to the South West Coastal Path and some of the most dramatic sea cliffs and scenery in the country. In the opposite direction, the vibrant heart of Brixham harbour, with its array of shops, restaurants, bars, and excellent marina facilities, is just a short stroll away.

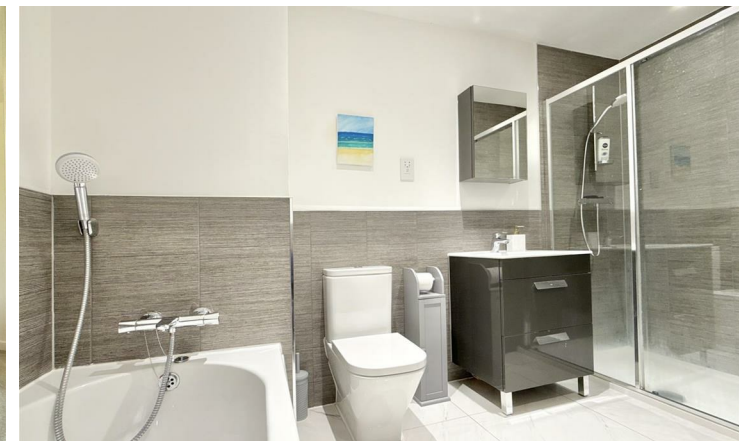
Families will appreciate the excellent local schools from pre-school through to sixth form within easy walking distance, along with a handy nearby Co-Op for everyday essentials and a regular bus service on Wall Park Road.

Internally, the home is beautifully presented to an exceptionally high standard, feeling like a new build yet with a warm, homely character thanks to the owners' tasteful upgrades. The accommodation flows beautifully, beginning with a spacious entrance hallway with cloakroom WC and a useful home office/study.



- Exceptional Berry Head Home
- Incredible Sea & Rural Views
- Double Garage + Parking

- Four Double Bedrooms
- Large Wraparound Gardens
- Freehold / Council Tax Band F



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There is a superbly presented kitchen/diner with high-spec finishes that opens into the impressive orangery extension, an exceptional space ideal for entertaining and enjoying the views, along with a separate utility room. A generous ground-floor double bedroom with fitted wardrobes and large en-suite shower room provides ideal flexibility for guests or ground-floor living.

To the first floor, a wide landing leads to three further double bedrooms, including the master with en-suite and fitted wardrobe, plus a large living room with a wonderful southerly aspect over the surrounding countryside. This room opens directly onto a balcony, capturing beautiful sea and coastal views.

Outside, the low-maintenance frontage provides two off-road parking spaces and access to a generous double garage (with light and power). The standout rear and wraparound gardens are a true highlight of the property. These separate, mature, sympathetic spaces are bordered with well-chosen plants and shrubs suited to the coastal conditions, with a patio off the property which is ideal for entertaining, BBQing or simply soaking up the sea views and nature reserve setting.

An annual service charge of approximately £250 covers the upkeep of the communal areas.

This is a truly standout family home in a prime position on the development, combining modern specification, significant owner enhancements, one of the best plots with wraparound gardens, and those enviable sea views from the orangery and balconies. Early viewing is highly recommended to fully appreciate all this exceptional property has to offer.



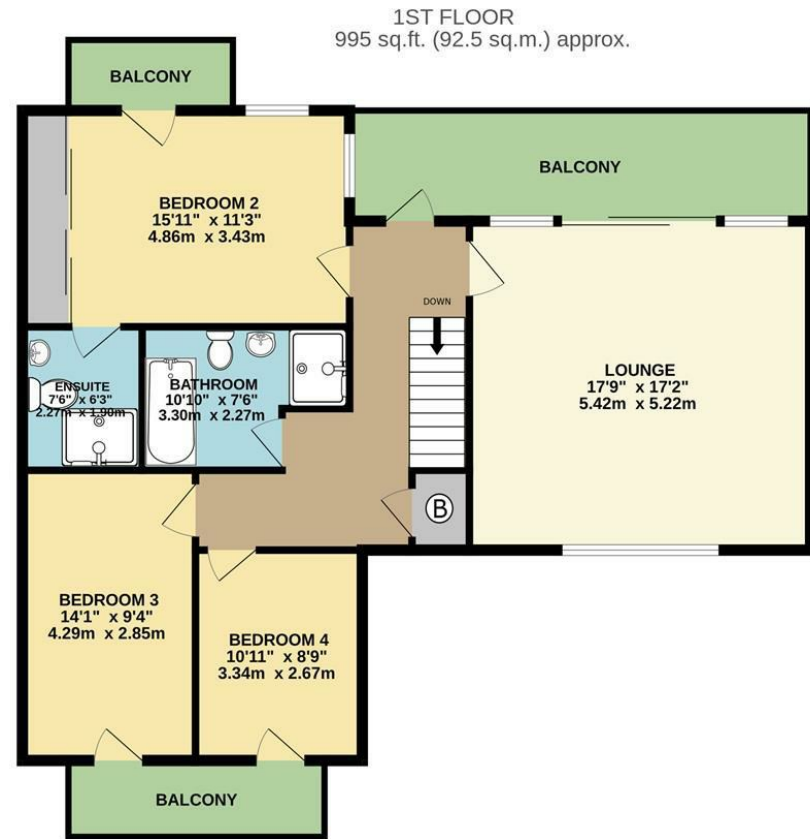
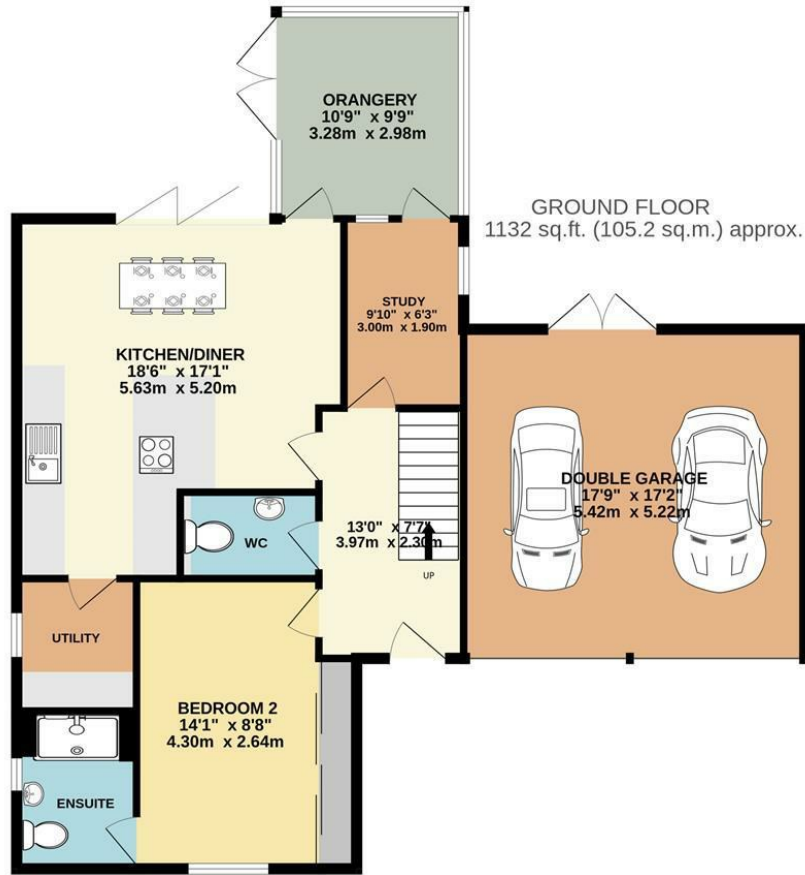
**Council Tax Band: F**



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TOTAL FLOOR AREA : 2127 sq.ft. (197.6 sq.m.) approx.

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.  
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Current EPC Rating: B

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92-100) A		
(81-91) B		86	93
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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Please note floorplans are to be used as a guide only. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of the property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from their solicitor. You are advised to check the availability of this property before travelling distance to view.

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