

## Heritage Way, Brixham, TQ5 9FN



Truly exceptional, this **FOUR BEDROOM DETACHED HOUSE** located on the popular Berry Head Park development has been finished to a high standard throughout. With the Berry Head Nature Reserve within easy walking distance and Brixham's town and harbour roughly half a mile away, it is easy to see why it is such a popular location. The property is centred around a kitchen / dining room, with double doors accessing the rear garden and top quality fitted kitchen appliances. The lounge is to the front with a featured bay window and there is also a handy downstairs W.C and utility room off the entrance hall. On the first floor is a modern shower room with sea views, as well as four bedrooms, the principal room benefiting from an en-suite. The surrounding gardens have been beautifully landscaped, the back garden creates multiple seating areas enjoying the sunny throughout the day, feature pergola adjacent to the dining area and a useful extra area to the side of the property with raised bed and gated access to the front. A driveway provides parking for multiple cars leading to the garage with electric roller door. Internal viewing is highly recommended to understand the quality of finish on offer.

**£499,950 Freehold**

## ENTRANCE HALL

Composite front door. Cloaks cupboard.

## WALK IN LAUNDRY SPACE

Space for washing machine and tumble drier with worktop over. Wall mounted gas boiler.

## LOUNGE 17' 6" into bay x 11' 3" (5.33m x 3.43m)

Large square bay window.

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

### KITCHEN

Gloss white units with granite effect worktops and upstands. Inset sink. Fitted 'Bosch' electric hob with smoked glass panel behind and hood over. Integrated fridge and freezer. Cupboard can be removed for appliance space.

### DINING AREA

Double doors with side panels opening to garden and veranda.

## FIRST FLOOR - LANDING

Built-in wardrobes.

## BEDROOM 1 11' 0" x 8' 10" (3.35m x 2.69m)

Sea glimpses.

### EN-SUITE

Tiled walk in shower with sliding glass door. Basin with drawers below Close coupled W.C. Heated towel rail.

## BEDROOM 2 11' 5" x 8' 0" (3.48m x 2.44m)

## BEDROOM 3 10' 4" x 6' 6" (3.15m x 1.98m)

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

### SHOWER ROOM

Sea view! Walk-in tiled shower. Basin with drawers under. Close coupled w.c. Heated towel rail. Bespoke fitted dresser with inset mirror.

### OUTSIDE

Driveway to the side of the house leads to:

## GARAGE 19' 0" x 10' 3" (5.79m x 3.12m)

Power and lighting. Electric garage door with battery back up.

### GARDEN

The front garden is enclosed by "wrought iron" railings and entrance path. The enclosed rear garden is a real feature of this property. Slate style paved patio adjacent to the house. Oval lawn flanked by further paving with the edges finished with decorative chippings. Further garden area to the side of the property with raised bed and gated access to the front.

### SERVICE CHARGE

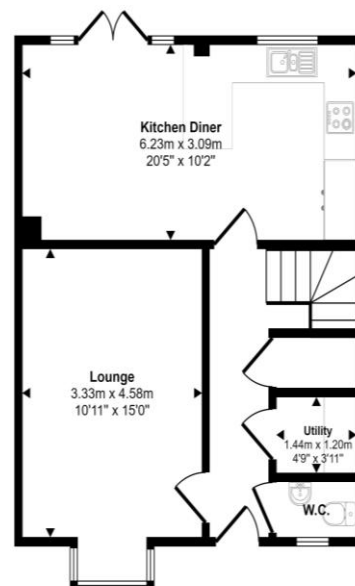
There is an annual service charge of approximately £250 to cover the maintenance of the developments, public spaces and landscaping.

### ENERGY PERFORMANCE RATING: B

### COUNCIL TAX BAND: D

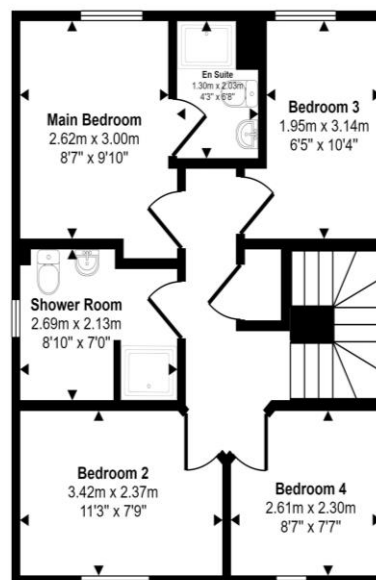
### AGENTS NOTES:

The Ofcom website indicates broadband and mobile reception is available at this property. Gas, electric, water are all on mains supply, with mains drainage connection.



Ground Floor  
Approx 50 sq m / 537 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.



First Floor  
Approx 48 sq m / 521 sq ft

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## 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 B001933 Written by: Bill Bye