Vigilance Avenue, Brixham, TQ5 9FL

EricLloyd &Co.

£410,000 Freehold

A superb modern family home situated on the popular Berry Head Park development, this **THREE BEDROOM SEMI DETACHED HOUSE** enjoys a pleasant outlook over an attractive green space and benefits from a southerly facing rear garden.

This well-presented property offers spacious, bright and light accommodation arranged over three floors, together with excellent parking and a good-sized garage.

The property is ideally positioned for enjoying all that Brixham has to offer, being within comfortable walking distance of the town centre and picturesque waterfront, whilst the beautiful Berry Head Nature Reserve is also readily accessible. From the front elevation, there are attractive views across towards the Torbay coastline and sea, adding to the appeal of this desirable family home.

Internally, the ground floor provides a particularly sociable living environment, with the lounge, kitchen and dining areas arranged in an open-plan layout. The lounge benefits from two windows fitted with crisp white shutter blinds, together with an attractive fire surround incorporating a pebble-effect fire.

The kitchen and dining area is bright and spacious, with windows and French doors opening directly onto the sunny rear garden. A semi-vaulted ceiling with two roof windows further enhances the sense of space and natural light. The kitchen is fitted with a range of pale cream gloss wall and base units, complemented by contrasting work surfaces and incorporating a built-in double oven/grill and halogen hob. Integrated appliances include a fridge/freezer, whilst there is integral space and plumbing for a dishwasher. The Ideal boiler is neatly concealed within a cupboard and benefits from Hive heating control.

A useful utility room leads from the kitchen and provides matching fitted cupboards, worktop and sink, with space beneath for a washing machine and tumble dryer. A door leads through to a separate ground floor cloakroom/.w.c.

On the first floor, there are two double bedrooms, one of which benefits from built-in wardrobe/cupboard space, together with a family bathroom fitted with a bath and separate shower enclosure. The landing is generously proportioned and provides useful space for a desk and chair, making it ideal for home working or study.

The second floor is dedicated to the principal bedroom suite, creating a private and spacious retreat. The bedroom features triple-width wardrobes and a separate dressing area, together with an en-suite shower room/W.C.

Outside, the south east facing rear garden provides a sunny and private space for relaxation and entertaining. A rear gate gives access to a driveway with parking for three vehicles, alongside a good-sized garage equipped with an electrically operated roller door, lighting and power.

This property like all properties on the Berry Head Park development is subject to an annual maintenance charge of approx. £250 maintenance of the green and communal areas

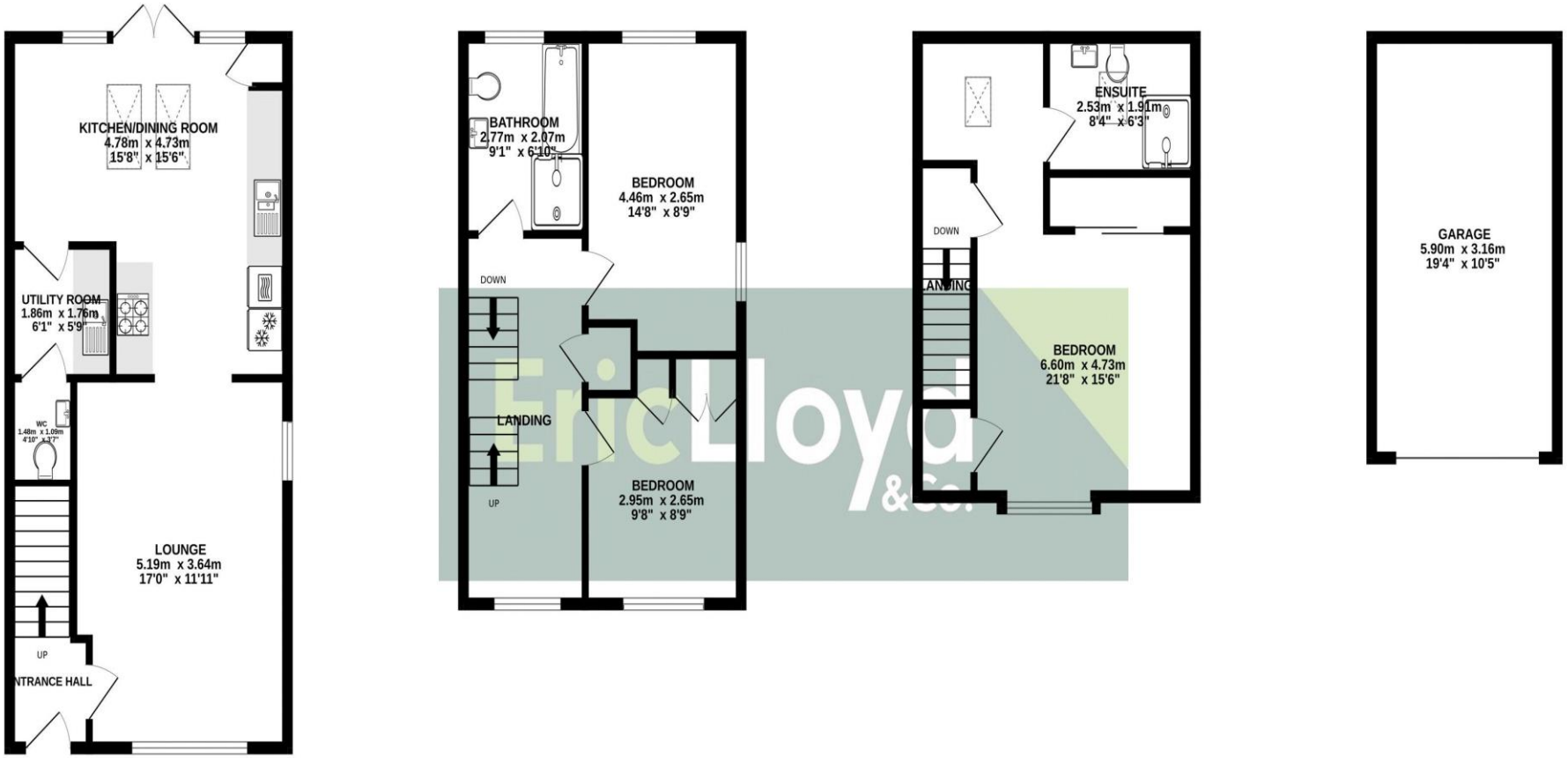
Overall, this attractive three-storey home combines modern, versatile accommodation with excellent outdoor space, parking and garage facilities, all within easy reach of Brixham town, the waterfront and the stunning coastal surroundings of Berry Head.

GROUND FLOOR
47.1 sq.m. (507 sq.ft.) approx.

1ST FLOOR
37.6 sq.m. (405 sq.ft.) approx.

2ND FLOOR
30.7 sq.m. (330 sq.ft.) approx.

GARAGE
18.7 sq.m. (201 sq.ft.) approx.



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TOTAL FLOOR AREA : 134.1 sq.m. (1443 sq.ft.) 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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ENERGY PERFORMANCE RATING: tbc COUNCIL TAX BAND: D

AGENTS NOTES: The Ofcom website indicates that standard, superfast and ultrafast broadband is available. Mobile performance is as follows EE 82% / VODAPHONE 82% / O2 74% / THREE 71%

VIEWINGS ARRANGEMENTS
Strictly by appointment through Eric Lloyd & Co

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