



6 Heath Park, Brixham, TQ5 9BJ
Freehold House - Semi-Detached
Asking Price £380,000

boycebrixham
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Tucked away within a peaceful and highly regarded residential position, 6 Heath Park represents a superbly presented family home enjoying an enviable setting within the popular harbour town of Brixham. Combining spacious accommodation with a convenient location, the property is perfectly suited for modern family living whilst also offering easy access to nearby amenities, schools and beautiful coastal walks. The surrounding area enjoys a welcoming community atmosphere, with local convenience stores and bus services close at hand, whilst Brixham's bustling harbour, marina and waterfront restaurants remain only a short walk away.

The property itself immediately impresses with its attractive approach and well-maintained appearance. Internally, the home offers bright and comfortable accommodation throughout, carefully designed to provide both practicality and versatility for day-to-day living. Large windows allow natural light to flow through the principal rooms, creating a warm and inviting atmosphere, whilst the overall layout lends itself perfectly to both relaxed family life and entertaining alike.

At the heart of the home is a spacious lounge and study area, providing a wonderful sociable environment with ample room for both seating and study furniture. The space enjoys a pleasant outlook and offers flexibility for a variety of furniture arrangements, making it equally suited to cosy evenings in, entertaining friends and family, or working and studying from home. The kitchen diner is well-appointed with a range of fitted units, generous worktop space and integrated storage, creating a practical and functional hub of the home whilst also offering ample space for a substantial dining table, perfect for family meals and social gatherings.

The principal bedroom, complete with built-in wardrobes, is conveniently located on the ground floor alongside the stylish family bathroom, creating an arrangement ideal for a wide range of purchasers. Upstairs, the property continues to impress with further well-proportioned bedrooms providing comfortable accommodation for growing families, visiting guests or those seeking additional hobby or office space. The layout offers excellent flexibility to adapt to changing lifestyle needs over time.

Externally, the property enjoys the benefit of private outdoor areas ideal for both relaxation and entertaining. The gardens provide an attractive and manageable environment with space to enjoy the warmer months, whether that be outdoor dining, gardening or simply unwinding in a peaceful setting. The property also benefits from valuable off-road parking and useful additional storage provisions, features increasingly sought after within this established residential location.

Brixham itself remains one of South Devon's most desirable coastal towns, famed for its colourful harbour, working fishing port and stunning surrounding coastline. Residents of Heath Park Road are perfectly placed to enjoy the very best of the English Riviera lifestyle, with beautiful coastal walks, nearby beaches and access to the South West Coast Path all within easy reach. Combining lifestyle, practicality and location, this delightful home offers an excellent opportunity to acquire a wonderful property within this ever-popular part of the bay.

Council Tax Band: C



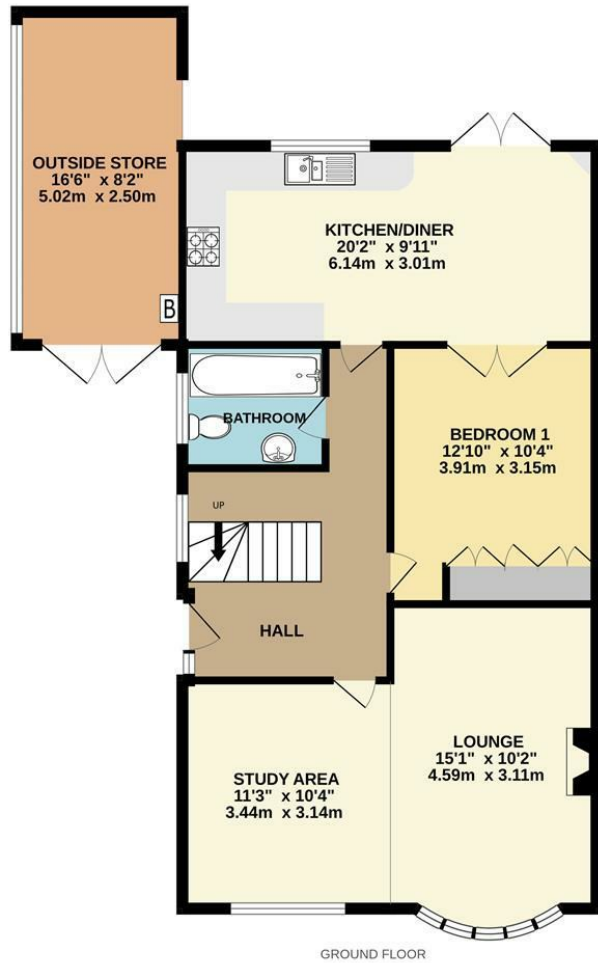
- Beautifully presented family home
- Spacious lounge with study area
- Ground floor principal bedroom
- Private gardens and parking

- Sought-after coastal cul de sac
- Generous kitchen diner
- Stylish modern family bathroom
- Sea & harbour views



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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:

Energy Efficiency Rating	Current	Potential
Most energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(58-68) D		
(49-57) E		
(39-48) F		
(21-38) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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