



4 Regard Close, Brixham, TQ5 9FR  
Freehold House - Semi-Detached  
£339,950

**boyce**brixham  
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Regard Close is perfectly positioned for families, with excellent local schooling available from pre-school through to sixth form, all within comfortable walking distance. Everyday convenience is well catered for thanks to a nearby Co-Op, ideal for essentials without the need to head into the town centre. A regular bus service is also available from Wall Park Road close by.

Berry Head Park offers an exceptional base from which to enjoy everything Brixham has to offer. Sitting close to the rural edge of Berry Head Country Park, the property is among the closest to this outstanding area of open green space, home to the South West Coastal Path and some of the most dramatic coastal scenery in the country. It's an ideal setting for walkers, families and pet owners alike. In the opposite direction, the vibrant Brixham port and harbour are easily reached, offering a wide selection of shops, cafés, restaurants and bars. The marina facilities are first-class and provide everything a boating enthusiast could need.

Built by Bloor Homes, the popular 'Studland' design offers a well-proportioned three-bedroom family home. The ground floor features a generous, light-filled lounge and an open-plan kitchen/diner with French doors opening onto the rear garden. Additional benefits include a separate utility area, a large understairs storage cupboard and a downstairs WC. Upstairs, a spacious landing leads to two double bedrooms, a family bathroom with shower over bath, and a good-sized single bedroom with built-in storage. The main bedroom also enjoys fitted wardrobes and a private en-suite shower room.

Externally, the property has an attractive, low-maintenance frontage leading to the front door. To the rear is allocated parking and a generously sized garage with an up-and-over door, while ample on-street parking is available to the front. The rear garden is private and enclosed, featuring a small patio area directly off the kitchen and the remainder laid to lawn. A particularly useful side pathway with gated access completes the outside space.

**Council Tax Band: C**



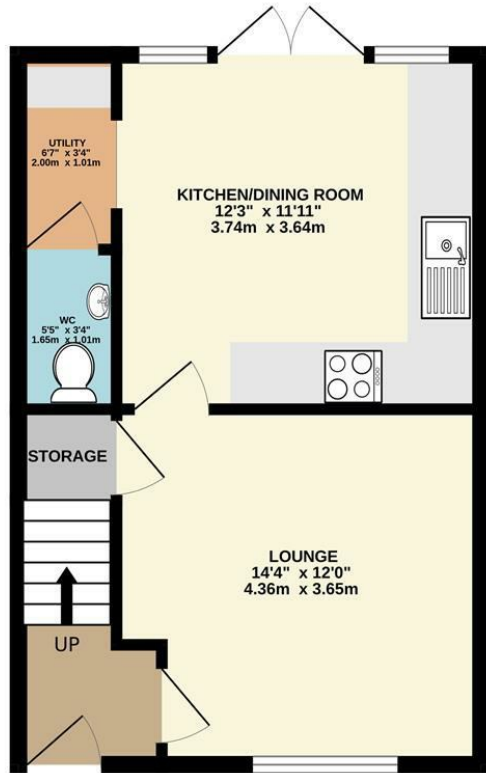
- Modern Semi Detached House
- Three Lovely Bedrooms
- Very Popular Wall Park Development
- Parking & Large Garage
- Beautifully Presented Throughout
- Freehold - Council Tax Band C



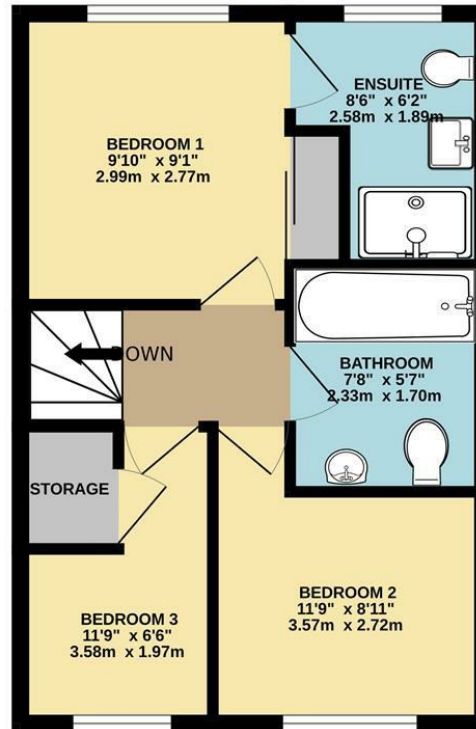


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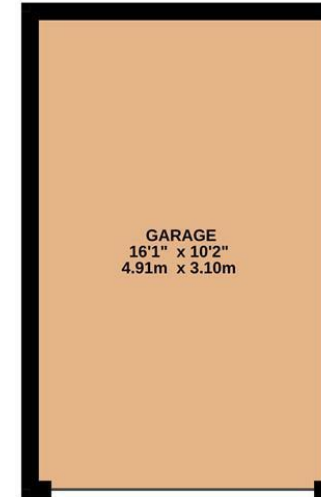
GROUND FLOOR  
373 sq.ft. (34.6 sq.m.) approx.



1ST FLOOR  
373 sq.ft. (34.6 sq.m.) approx.



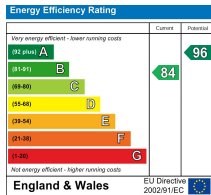
OUTSIDE  
164 sq.ft. (15.2 sq.m.) approx.



TOTAL FLOOR AREA : 909 sq.ft. (84.4 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



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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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