



43 Heritage Way, Brixham, TQ5 9FN
Freehold House - Detached
Offers Over £625,000

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Situated within the highly regarded Berry Head Park development, this impressive detached family home offers spacious, contemporary accommodation in one of Brixham's most sought-after residential locations. Beautifully presented throughout and enjoying a desirable south-westerly aspect to the rear, the property combines generous living space with an excellent layout, making it perfectly suited to modern family life.

The heart of the home is the superb open-plan kitchen and dining room, thoughtfully designed for both everyday living and entertaining. Fitted with a contemporary range of units and opening through wide bi-fold doors onto the rear garden, this bright and sociable space seamlessly connects indoors with out. A separate study provides an ideal area for home working or children's homework, also benefiting from direct access to the garden. The generous living room offers a welcoming retreat, while a convenient ground floor cloakroom completes the accommodation on this level.

Upstairs, the property continues to impress with three well-proportioned double bedrooms. The principal bedroom enjoys the luxury of its own en-suite shower room, while two further bedrooms each benefit from private balconies overlooking the landscaped rear garden, creating wonderful spaces to enjoy the peaceful surroundings. A stylish family bathroom serves the remaining bedrooms.

Outside, the enclosed rear garden has been attractively landscaped to provide a superb space for relaxing, entertaining and family enjoyment, with its south-westerly orientation making the most of the afternoon and evening sunshine. The garage offers access from both the front and rear, while the private driveway provides ample off-road parking.

Heritage Way forms part of the ever-popular Berry Head Park development, ideally positioned within easy reach of Berry Head Nature Reserve, the South West Coast Path and Brixham's picturesque harbour. Excellent local schools, shops and transport links are all close by, making this an outstanding location for families and those looking to enjoy the very best of coastal living.

An exceptional modern home offering generous proportions, energy-efficient living and a superb location. Early viewing is highly recommended.

There is an annual service charge, currently £266.10 per annum, for the upkeep of the communal areas.

Council Tax Band: E



- Highly regarded Berry Head Park development
- Superb open-plan kitchen/dining room
- En-suite principal bedroom, two balconies
- Spacious detached three double bedroom home
- Landscaped south-westerly facing rear garden
- Garage and ample driveway parking

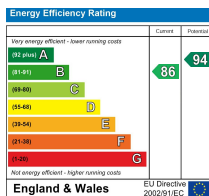






Total area: approx. 152.8 sq. metres (1644.9 sq. feet)

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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