

Berry Head Road, Brixham, TQ5 9AA Leasehold £374,950



- 4 Bedrooms / Approx 1357 Sq Ft
- 6 Contemporary Slit Windows Over Staircase
- Gas Central Heating
- Attractive Exterior Stone Wall
- Quality Finish Throughout
- Master Bedroom With Large En-Suite
- Sunny Paved Terrace To Rear
- Covered Parking Space and Guest Parking



A spacious brand new marine town house - one of just four in this attractive new development. Located very near Brixham's waterfront and an ideal position being so near the inner harbour with the great choice of restaurants, pubs, cafés etc. A light and bright home benefiting from large window sections and good sunlight.

On the ground floor is a WC/Cloakroom, large living room with contemporary kitchen with bi-folding doors out to sunny paved terrace.

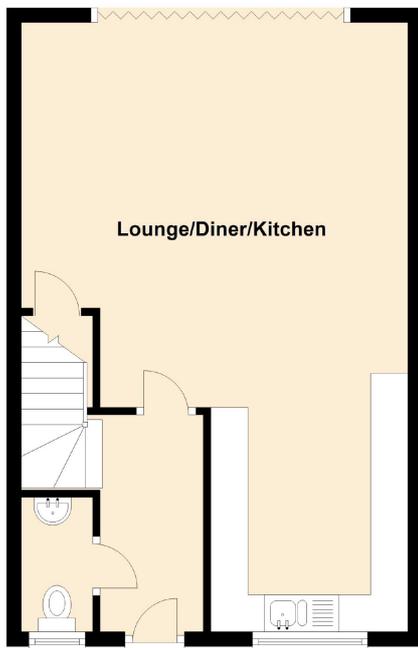
On the first floor are three bedrooms and bathroom with the master bedroom with large en-suite on the second floor. Here there is a panoramic view over the harbour, marina and out to sea.

The whole is finished to a high standard and the house is a great "lock it and leave it" base near the action yet just tucked away from traffic. The allocated parking space (undercover) is a real feature. There is also very useful guest parking area (shared with the three other properties).

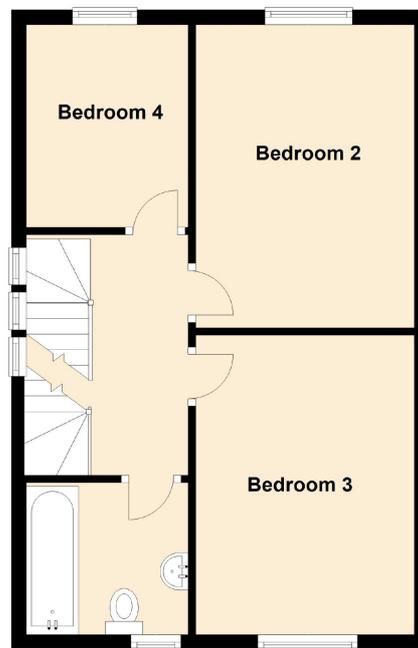
HALLWAY	10'9 x 4'3 (3.28m x 1.30m)	
CLOAKROOM / WC	6'4 x 3'3 (1.93m x 0.99m)	(With window). Quality tiled
LIVING SPACE INC KITCHEN / DINER	27'2 x 17'10 (8.28m x 5.44m)	(At average).With Bi-folding doors opening out onto sun deck
FIRST FLOOR		
BEDROOM 2	13'4 x 10'4 (4.06m x 3.15m)	
BEDROOM 3	13'5 x 10'4 (4.09m x 3.15m)	
BEDROOM 4/ STUDY	9'1 x 7'1 (2.77m x 2.16m)	
BATHROOM		Quality tiled
SECOND FLOOR		
MASTER BEDROOM	19'0 x 12'2 (5.79m x 3.71m)	(At average).
ENSUITE	15'0 x 6'10 (4.57m x 2.08m)	(At average).Spacious. Quality tiled and with good storage (cupboards and drawers).
OUTSIDE		Parking space- dedicated space in the shared covered parking area. With guest parking area on Heath Road.
REAR		A very sheltered and sunny paved area. Ideal for al fresco meals and drinks.
TENURE		999 year leasehold- peppercorn ground rent (TBC). 25% of freehold via a management company. Predicted Energy Assessment - B Rating



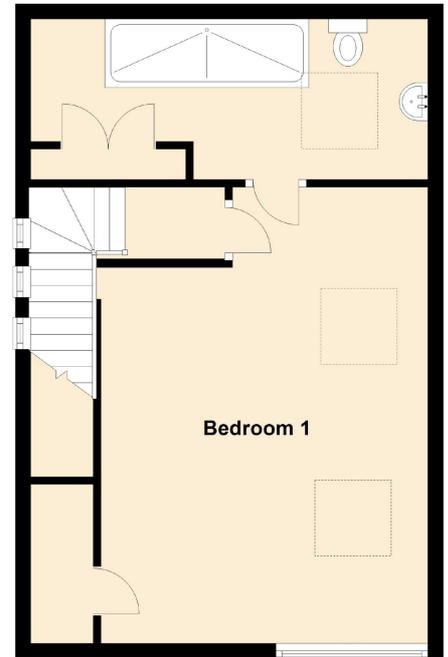
Ground Floor



First Floor



Second Floor



Leasehold Price £374,950 L J Boyce Map Reference - F2

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 the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

References to the Tenure of a 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 any distance to view.