



Vigilance Avenue, Brixham, Devon, TQ5 9FL
Freehold House - Detached
£495,000

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Situated at Berry Head Park is this fantastic size family home, an ideal location for those looking to enjoy all Brixham has to offer. The house is in a great school catchment area providing schooling from nursery through to A levels all within easy walking distance. The town centre and harbour are all less than half a mile away with the stunning Berry Head Country Park just as close in the opposite direction. The development has a pedestrian path that runs alongside the property providing a beautiful scenic route through open countryside.

The property is located towards the end of a pleasant green cul de sac in arguably one of the most desirable positions for this style of house on the development and enjoys a good amount of open air and space for a modern development.

The accommodation is light and spacious with a good flow perfectly designed for modern day living. There is a separate lounge that has a box bay window enjoying a green outlook to the front. The kitchen diner is perfect for entertaining and families alike and the kitchen is fully equipped. There is a separate utility and downstairs WC. There is integral access into the large single garage which could house a good size vehicle or would make a great space for hobbies. Upstairs the landing gives access to 3 double bedrooms and a good size single bedroom. 2 of the bedrooms have en suite facilities and there is an additional family bathroom, making the property more than capable of handling a full house.

Outside, to the front, there is an excellent driveway offering ample off road parking with lots of additional on street visitors bays around the development. The front garden is a low maintenance lawn. The rear garden wraps around either side of the property and is completely level. The positioning of the houses means the rear garden enjoys a good amount of privacy yet receives great light throughout the whole day. There is a garden shed to one side and a bin store area accessed from the utility.

Council Tax Band: E
Map reference: G2



- Detached 4 Bed House
- Remainder Of 10 Year NHBC
- Large Integral Garage
- Good Size Driveway
- South West Facing Rear Garden
- Near Berry Head Country Park
- Fantastic Size Living Spaces
- Great Location For Schools



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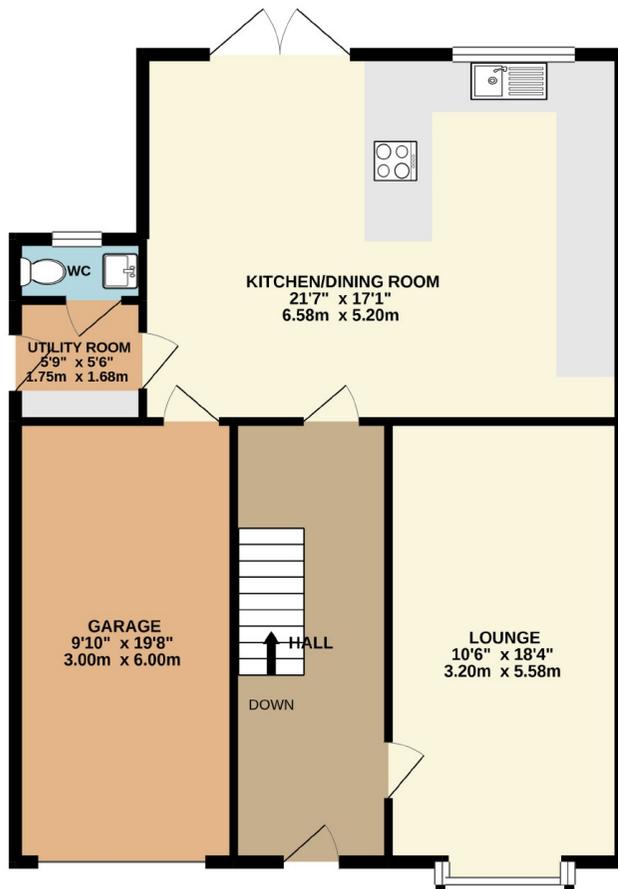
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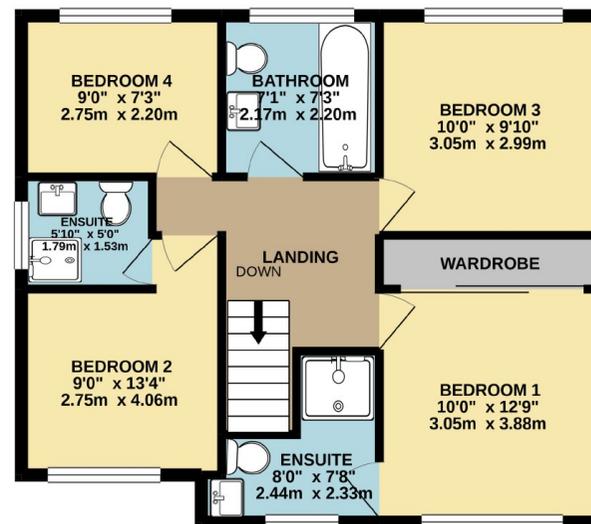
GROUND FLOOR
944 sq.ft. (87.7 sq.m.) approx.



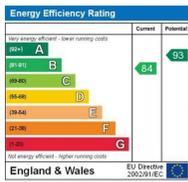
TOTAL FLOOR AREA : 1518 sq.ft. (141.1 sq.m.) approx.

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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FIRST FLOOR
574 sq.ft. (53.4 sq.m.) approx.



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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