

## Heath Court, Heath Road, Brixham TQ5 9BQ



Truly stunning sea and coastal views over the whole of Tor Bay, the bustling harbour, marina and breakwater are enjoyed from this **THREE BEDROOM MEWS HOUSE**. The accommodation is arranged over three floors with balconies on every floor enjoying the superb sea views. The house is approached through a car port entrance and on this level there is a useful Utility Room, Shower Room and a double size Bedroom. On the middle level there is a 34' open plan living area with well-appointed kitchen area, a good size dining space and a lovely comfortable lounge area. On the top floor there are 2 further double size Bedrooms and a smart wet room. There is UPVC framed double glazing and gas fired underfloor heating. There is a private resident's only path at the side of Heath Court giving direct access onto Berry Head Road from where it is an easy stroll to the Breakwater and along the waterside to the town centre.

**£425,000 Freehold**

**CAR PORT ENTRANCE 15' 0" x 11' 2" (4.57m x 3.40m).** Quarry tiled flooring. Outside cupboard. UPVC framed double glazed entrance door opening to ...

**ENTRANCE HALL.** Ceramic tiled flooring. Understairs cupboard.

**UTILITY ROOM.** Space for washing machine. Wall mounted Glow Worm gas central heating boiler.

**SHOWER ROOM.** Walk-in tiled shower with electric shower unit. Corner handbasin and close coupled W.C. Chrome radiator/towel rail. Large wall mirror.

**BEDROOM 3 11' 2" x 8' 0" (3.40m x 2.44m).** A double size room. UPVC framed double glazed window with door opening to Balcony. Lovely sea view.

**BALCONY 11' 6" x 4' 0" (3.50m x 1.22m).**

**FIRST FLOOR - LANDING** with glazed door opening to ...

**OPEN PLAN LIVING SPACE 34' 3" x 11' 2" (10.43m x 3.40m) overall.** A truly stunning room with the living area having the benefit of a picture window and door enjoying the lovely sea views. The dining area has space for a good size dining table. The Kitchen is fitted with striking Royal Blue wall and base units with wood working surfaces and matching upstands. Inset 5 ring gas hob with cooker hood over. Integrated dishwasher and fridge/freezer. Double bowl sink unit. Built-in electric oven. Built-in store cupboard. Wood flooring throughout the room.

**BALCONY 11' 6" x 4' 0" (3.50m x 1.22m).** A lovely space to sit and enjoying the view.

**TOP FLOOR - LANDING.**

**BEDROOM 1 11' 1" x 11' 1" (3.38m x 3.38m) plus door recess.** Recess with shelving and hanging space. Built-in shelved cupboard. Picture window and door with panoramic sea and coastal views.

**BALCONY 11' 6" x 4' 0" (3.50m x 1.22m).** Again a lovely spot to sit and relax.

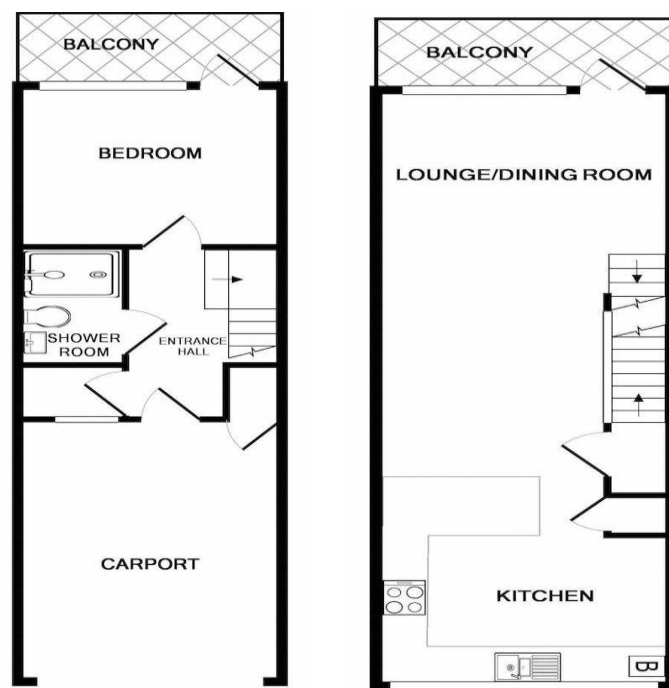
**BEDROOM 2 11' 1" x 10' 2" (3.38m x 3.10m).** Window overlooking front. Recess with shelving and hanging rails.

**WET ROOM.** A stunning room with twin shower heads. Vanity unit with semi-recessed basin and mirror over. Concealed flush W.C. Fully tiled walls and floor. Skylight.

**OUTSIDE.** Heath Court is approached over a shared forecourt from Heath Road. A gated private path leads to Berry Head Road giving direct access to the harbourside

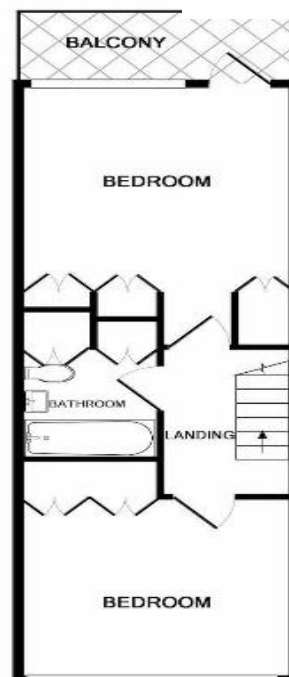
**COUNCIL TAX BAND: D**

**ENERGY PERFORMANCE BAND: D**



GROUND FLOOR

1ST FLOOR



**LAYOUT GUIDE ONLY – NOT TO SCALE**

The appliances and fixed equipment mentioned in these sales particulars have not been tested by Eric Lloyd & Co. (Churston) Ltd. and therefore prospective purchasers need to satisfy themselves that all such items are in working order. We may receive an introductory fee on recommendations for professional services.

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