



31 Heritage Way, Brixham, Devon, TQ5 9FN  
Freehold House - Detached  
£650,000

**boyce**brixham  
email [property@ljboyce.co.uk](mailto:property@ljboyce.co.uk) call 01803 852736

Tucked away in one of the most sought-after corners of the Wall Park development, this distinctive executive-style home offers a rare opportunity to secure a premium house in a prime position. Built by Bloor Homes in 2018, the property combines sleek modern design with generous proportions and an enviable setting directly bordering the Berry Head Nature Reserve. From its attractive façade to the well-planned interior, this home has been finished to a superb standard and is positioned in a peaceful private enclave, free from passing traffic. Open views towards Berry Head Fort and glimpses of the sea add an extra layer of appeal.

Inside, a spacious entrance hall sets the tone, leading to a generous lounge and an impressive kitchen/dining room where bi-folding doors seamlessly connect the home to the rear garden. The kitchen is fitted with high-quality integrated appliances and stylish contemporary cabinetry, creating a space that is both practical and perfect for entertaining. A ground floor study provides a versatile space for home working or exercise, while a cloakroom completes the downstairs accommodation. Throughout the ground floor, quality finishes such as Amtico flooring add a refined touch.

Upstairs, the light-filled landing opens to one of three balconies that take advantage of the property's elevated position. All three bedrooms are good-sized doubles with built-in storage, with the principal suite enjoying a Juliet balcony and a stylish en-suite shower room. The second and third bedrooms each open to their own balcony, providing wonderful spots to enjoy the views. A modern family bathroom, complete with separate shower enclosure, serves the remaining bedrooms.

The rear garden is a particular highlight—beautifully landscaped and particularly large for a home of this type. Private gated access opens directly onto the Nature Reserve, making it ideal for those who love the outdoors. The garden features a thoughtfully planted array of shrubs and trees, including graceful Himalayan Silver Birch and a charming rose collection. A generous patio, perfect for summer entertaining, overlooks a neat lawn leading to a well-placed summer house and feature pergola, all designed for both beauty and function.

To the front, the property benefits from ample parking and an integral garage, while its location offers easy access to Berry Head Country Park, the South West Coastal Path, and Brixham's vibrant harbour and waterfront. With its combination of modern style, practical layout, and unrivalled setting, this is a home that delivers the very best of coastal living in a highly desirable position.

**Council Tax Band: E**



- Modern 2018 detached house
- Balconies with Berry Head and sea views
- Three doubles, en suite to main
- Garage, parking, and home office

- Quiet spot on Wall Park development
- Spacious lounge, Bosch kitchen with bi-folds
- Landscaped garden with Nature Reserve access
- Near Berry Head, coastal paths, and harbour



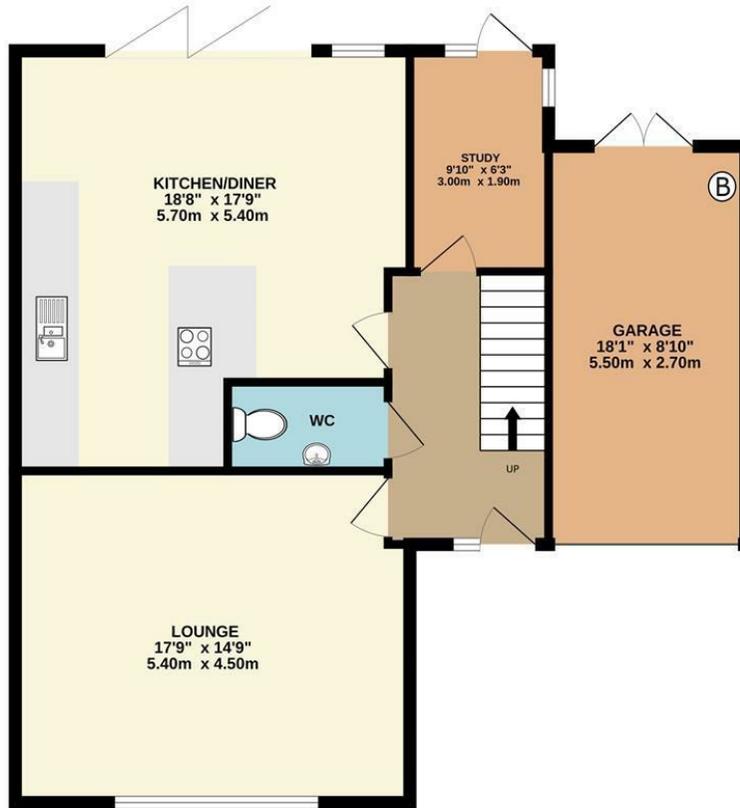
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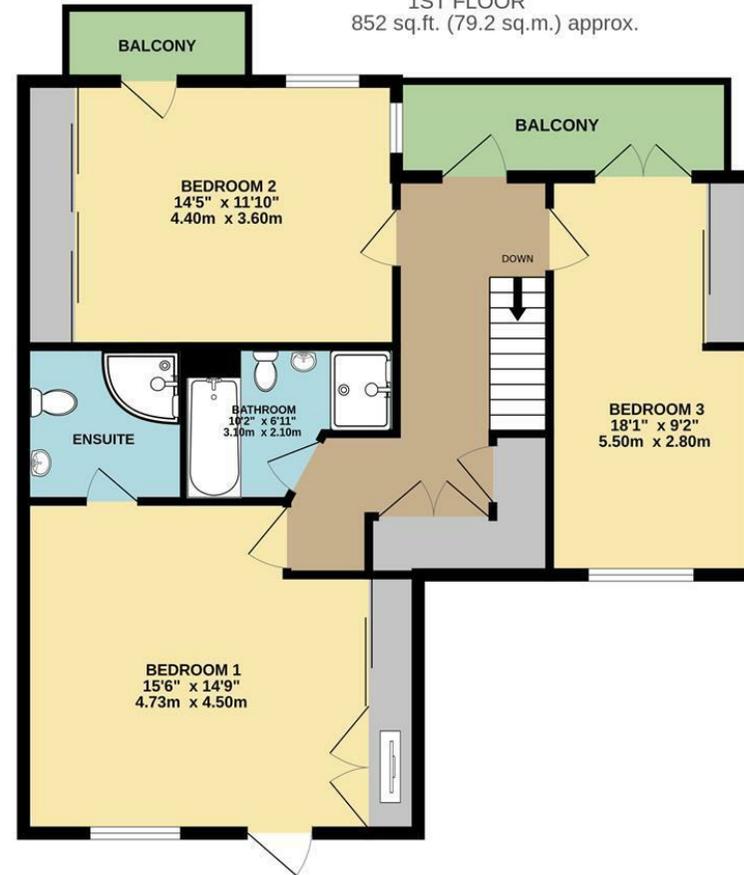
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GROUND FLOOR  
887 sq.ft. (82.4 sq.m.) approx.



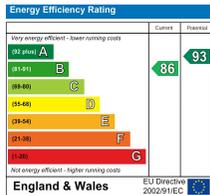
1ST FLOOR  
852 sq.ft. (79.2 sq.m.) approx.



TOTAL FLOOR AREA : 1739 sq.ft. (161.6 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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