



12a Hill Head Park, Hillhead, Brixham, Devon, TQ5 0HG
Freehold House - Detached
Asking Price £350,000

boycebrixham
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Nestled in the peaceful outskirts of Brixham, this charming two/three bedroom property offers a tranquil haven with spectacular views over both the countryside and the sea. Enjoy the best of rural living while still being within easy reach of Brixham's vibrant fishing town and its array of local amenities. The property is perfect for those seeking a peaceful retreat in an idyllic setting, yet close to the heart of a thriving coastal community.

This beautifully presented property is a delightful blend of countryside charm and modern comforts. The spacious lounge provides a warm and inviting space, with large windows offering panoramic views of the meticulously maintained gardens. The versatile third bedroom, currently used as a dining room, adds flexibility to the living space, while the bright and airy kitchen features integral appliances and double aspect windows that flood the room with natural light. A convenient downstairs shower room and a study overlooking the private rear garden complete the ground floor, offering both practicality and comfort. Upstairs, the two generously sized double bedrooms provide peaceful retreats, with the master bedroom benefiting from the same stunning views. A second shower room on this level ensures convenience for all.

Upon entering the property, you are greeted by a welcoming uPVC entrance porch with double-glazed windows leading into the principal rooms. The utility area, with a skylight and laminate flooring, provides additional storage and space. The modern kitchen is equipped with matching wall and base units, quartz work surfaces, and integrated appliances, including Neff induction hob, a fridge freezer, dishwasher, washer, oven, and microwave. The spacious lounge offers a feature granite LPG gas fireplace, creating a cosy atmosphere, while the adjoining dining room/third bedroom provides versatile living options. The study, with uPVC double-glazed sliding patio doors, offers a peaceful space to work or relax.

Upstairs, the two double bedrooms offer generous space and tranquil surroundings, with the master bedroom benefiting from plenty of eaves storage and stunning views of the countryside and sea. Bedroom Two is equally impressive, with rural views South towards the River Dart, is bright and spacious and offers ample storage in the eaves.

To the front of the property, a driveway provides off-road parking and leads to a garage with an electric up-and-over door, power, and lighting. The front garden is laid to lawn, complemented by mature shrubs. The rear garden is a delightful space, offering a pergola with paved patio area, ideal for al fresco dining or simply enjoying the surrounding beauty. The garden also features a well-maintained lawn, mature shrubs, and trees, creating a private, peaceful oasis for relaxation. This property offers a perfect blend of comfort, style, and natural beauty, making it an ideal home for those looking to escape the hustle and bustle of daily life.

Council Tax Band: C



- Superb Hill Head Property!
- Driveway Parking + Garage
- Versatile Living Accommodation
- Beautifully Presented Throughout

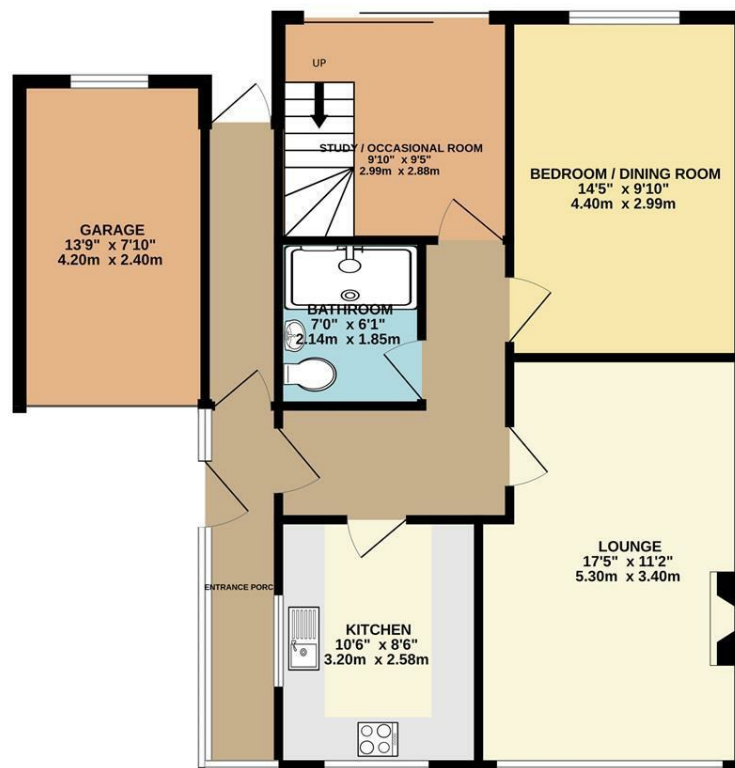
- Two Shower Rooms
- Lovely Secluded Landscaped Gardens
- Quiet Cul De Sac Location
- Detached With Two/Three Bedrooms



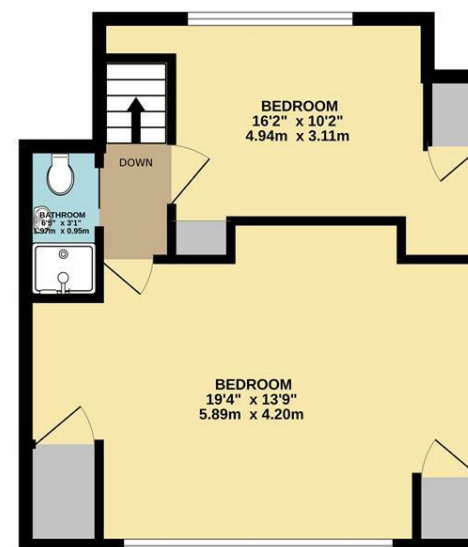
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GROUND FLOOR
813 sq.ft. (75.5 sq.m.) approx.



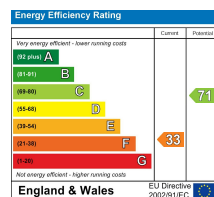
1ST FLOOR
410 sq.ft. (38.0 sq.m.) approx.



TOTAL FLOOR AREA: 1223 sq.ft. (113.6 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: F



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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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