



4 Leader Close, Brixham, TQ5 9FQ  
Freehold House - End Terrace  
Asking Price £350,000

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Beautifully presented throughout, this attractive double-fronted family home occupies a popular position within the highly regarded Berry Head Park development. Offering stylish, contemporary accommodation, the property combines modern living with a convenient location close to Berry Head Nature Reserve, the South West Coast Path and Brixham's bustling harbour.

The welcoming entrance hall leads to a bright dual-aspect living room, while the heart of the home is the spacious kitchen/dining room, fitted with a modern range of units and providing an ideal space for both everyday family life and entertaining. French doors open directly onto the south-facing rear garden, creating a seamless connection between inside and out. A useful ground floor cloakroom completes the accommodation on this level.

Upstairs are three well-proportioned bedrooms, including a generous principal bedroom with a contemporary en-suite shower room. The remaining bedrooms are served by a stylish family bathroom, making the property perfectly suited to growing families, professionals or those looking for a modern, low-maintenance home.

Outside, the enclosed rear garden enjoys a sunny southerly aspect and has been designed for ease of maintenance, providing an ideal space to relax or entertain. To the front, a driveway provides off-road parking for two vehicles and leads to a larger-than-average single garage with useful overhead storage.

Further benefits include uPVC double glazing, gas central heating and the reassurance of a recent build, constructed with modern methods, making it a very efficient property to run.

Berry Head Park remains one of Brixham's most desirable modern developments, ideally positioned within easy reach of local schools, shops, Brixham Rugby Club, the swimming pool and everyday amenities. The spectacular Berry Head Nature Reserve and South West Coast Path are just a short walk away, while Brixham's picturesque harbour, cafés, restaurants and marina are all within easy reach, making this an outstanding home in an equally impressive coastal location.

**Council Tax Band: D**



- Double Fronted Family Home
- Popular Berry Head Location
- Off Road Parking + Garage

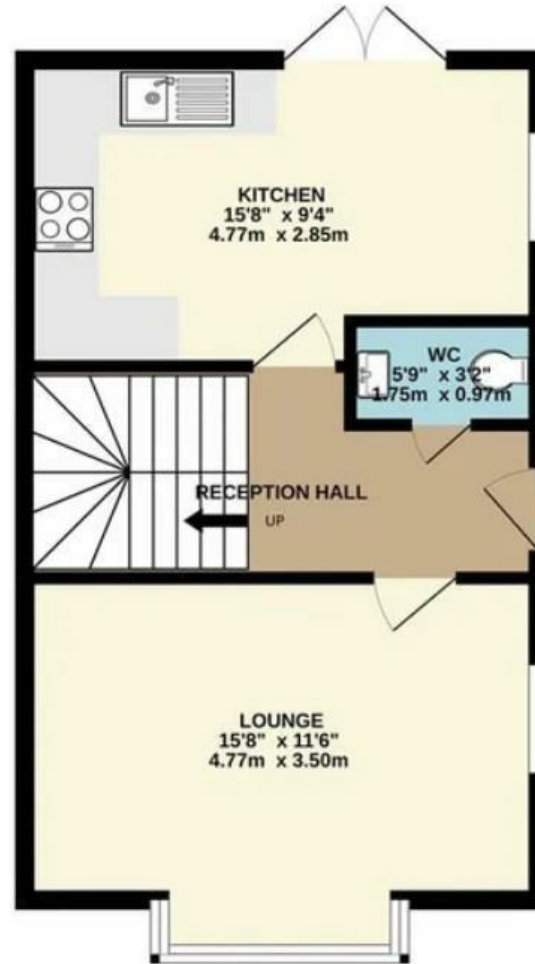
- Three Double Bedrooms
- Beautifully Presented Throughout
- Freehold / Council Tax Band D



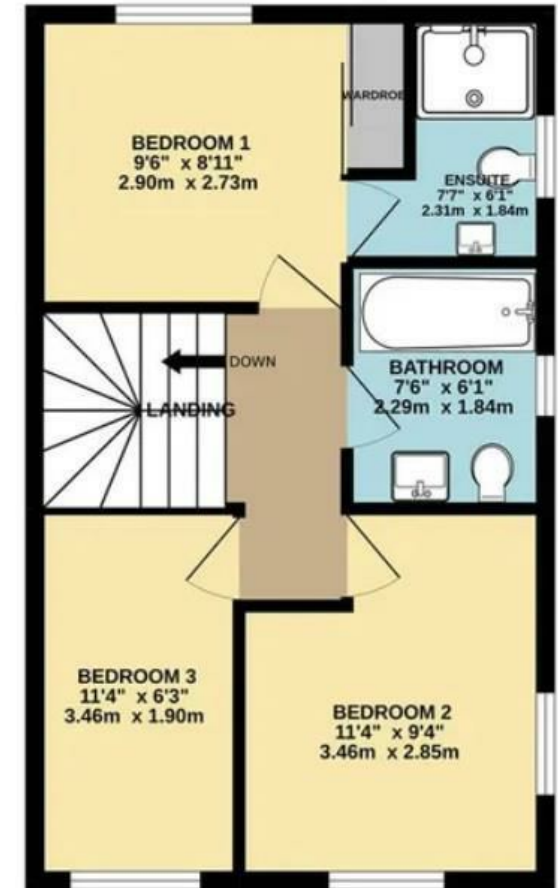




GROUND FLOOR  
604 sq.ft. (56.1 sq.m.) approx.



1ST FLOOR  
411 sq.ft. (38.2 sq.m.) approx.



TOTAL FLOOR AREA : 1015 sq.ft. (94.3 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:

| Energy Efficiency Rating                    |  | Current                 | Potential |
|---------------------------------------------|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (91-100) A                                  |  |                         |           |
| (81-90) B                                   |  |                         |           |
| (69-80) C                                   |  |                         |           |
| (55-68) D                                   |  |                         |           |
| (49-54) E                                   |  |                         |           |
| (41-48) F                                   |  |                         |           |
| (31-40) G                                   |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| England & Wales                             |  | EU Directive 2002/91/EC |           |

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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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