



9 Park Court Heath Road, Brixham, TQ5 9AX
Leasehold House - Terraced
£230,000

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Nestled in the heart of a highly desirable residential area within this historic fishing port, this stylish and well-presented townhouse offers comfortable, efficient living with exciting scope for personalisation. Built in the early 1960s, the home forms part of an attractive courtyard/mews development with beautifully maintained communal gardens to the front, a small private front area, and a sunny, south-facing garden at the rear.

Step inside to a welcoming entrance porch—perfect for coats and shoes, with the potential to be adapted into a utility area (as seen in similar properties). The heart of the home is a brand new, never-used kitchen/diner that is bright, spacious, and ideal for everyday dining and entertaining. Fresh internal décor and new flooring throughout enhance the sense of space and comfort.

Adjacent to the kitchen, the inviting lounge benefits from generous natural light, thanks to south-facing sliding patio doors that open onto the rear garden—a quiet and private retreat with a metal storage shed and ample potential to be styled to suit your lifestyle, whether low maintenance or lush and vibrant.

Upstairs, the property offers three well-proportioned bedrooms, all filled with natural light. The third bedroom is ideal as a home office or nursery. The modern family shower room features a contemporary white suite for everyday convenience.

Externally, the property enjoys a peaceful setting with well-maintained communal spaces. There is allocated parking to the front for residents, additional parking to the side of the development, and ample on-street parking available on Wall Park Road.

The home benefits from UPVC double glazing and a modern gas central heating system, ensuring year-round comfort.

Ideally located with convenient bus routes to the town centre and waterfront, and within easy reach of Berry Head Country Park, Breakwater Beach, and Shoalstone Lido, this property presents a fantastic opportunity for first-time buyers, families, or investors looking for a fresh, low-maintenance home with character.

The property has a 999 year lease from 1963. A freehold title is available for purchase we are advised. Ground Rent - £12.50 per annum. Maintenance charge for communal gardens, pathways, lighting, etc is approximately £550.00 per annum.

Council Tax Band: C



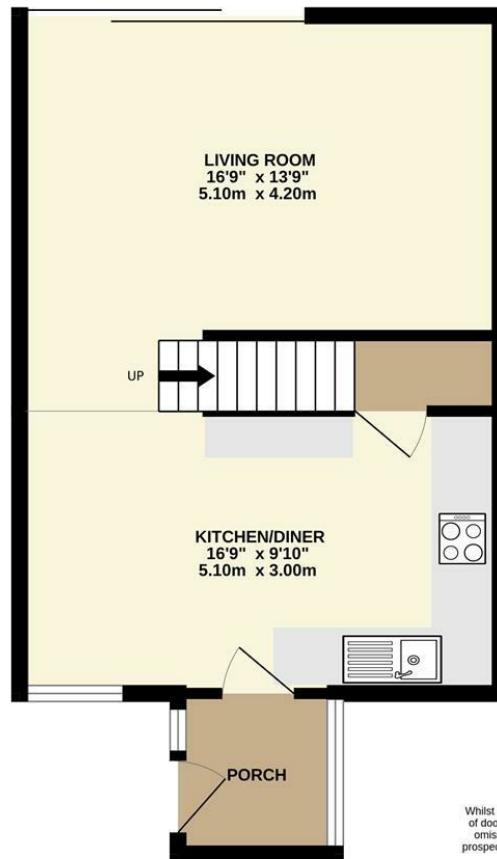
- Super Three Bedroom House
- Brand New, Unused Kitchen
- Private & Sunny Rear Garden
- Perfect First Time Purchase/Investment

- Favoured Berry Head Location
- Offered With No Onward Chain
- On The Level, Close To Bus Route
- Spacious Kitchen / Dining Room

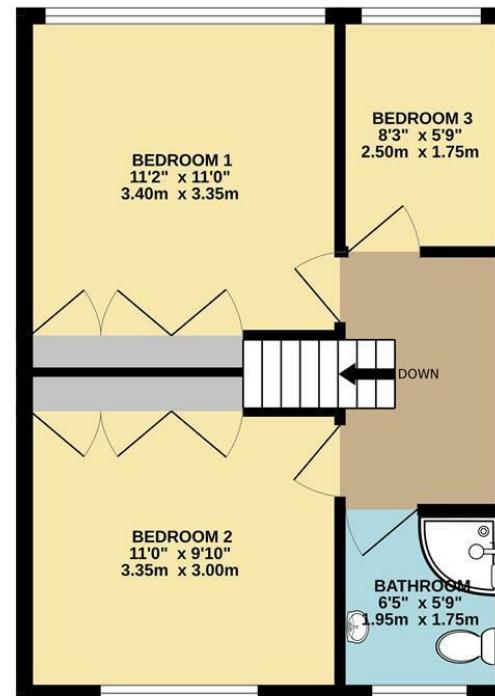




GROUND FLOOR
426 sq.ft. (39.5 sq.m.) approx.

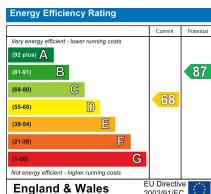


1ST FLOOR
395 sq.ft. (36.7 sq.m.) approx.



TOTAL FLOOR AREA : 821 sq.ft. (76.3 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: D



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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