



6 Heather Way, Brixham, TQ5 8LR  
Freehold Bungalow - Semi Detached  
£269,500

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



From the roadside, this charming and well-presented two-bedroom family home appears deceptively modest. The current owner has lovingly maintained the property to an exceptional standard. Conveniently located, it is just a short stroll from local amenities and within easy reach of schools, the hospital, and the historic breakwater.

Upon entering the property, you are welcomed into an entrance hall with doors leading to various rooms. The two bedrooms, both of similar size, are situated at the front and rear of the property. They are light-filled, stylish, and modern. Another door leads to the living room, which features a fireplace and a large window overlooking the front aspect. The kitchen is accessed through a further door and is stylishly arranged with ample countertop workspace, drawers, and cupboards. A four-ring gas hob takes pride of place, complete with a modern extractor hood. The kitchen seamlessly leads to a conservatory, perfect for enjoying your morning coffee and entertaining guests. The smart family bathroom is fitted with a three-piece suite comprising a walk-in shower, low-level WC, and wash hand basin. This completes the internal accommodation of this must-see property.

Situated in a popular residential cul-de-sac, the property benefits from a driveway and an adjoining single garage with side access through a gate. The front garden has been landscaped for low maintenance. The immaculate rear garden is level and planted with an abundance of shrubs and flowers, making it a gardener's dream. A shed provides additional storage, and a pretty seating area next to the house offers a private space to enjoy the evening sun. This completes this unique and delightful property.

Heather Way is a small cul-de-sac overlooking Churston Fields. This quiet residential area of Brixham benefits from some very useful local shops within an easy level walk. Heather Way is semi-rural, consisting of a small number of bungalows. Access in and out of Brixham is quick and direct. Beautiful walks are nearby, including Churston Woods, Elberry Cove, and Battery Gardens. Churston Village, with its parish church and Churston Court Manor House, is just half a mile away. A bus service to Brixham town centre is available if required.

**Council Tax Band: C**



- Spacious 2 Bedroom Bungalow
- Garage & Driveway Parking
- Spacious Living Accommodation
- Bus Route & Shops Nearby

- Offered With No Onward Chain
- Popular Copythorne Cul-De-Sac
- Sunny & Enclosed Rear Garden
- Gas Central Heating & Double Glazing



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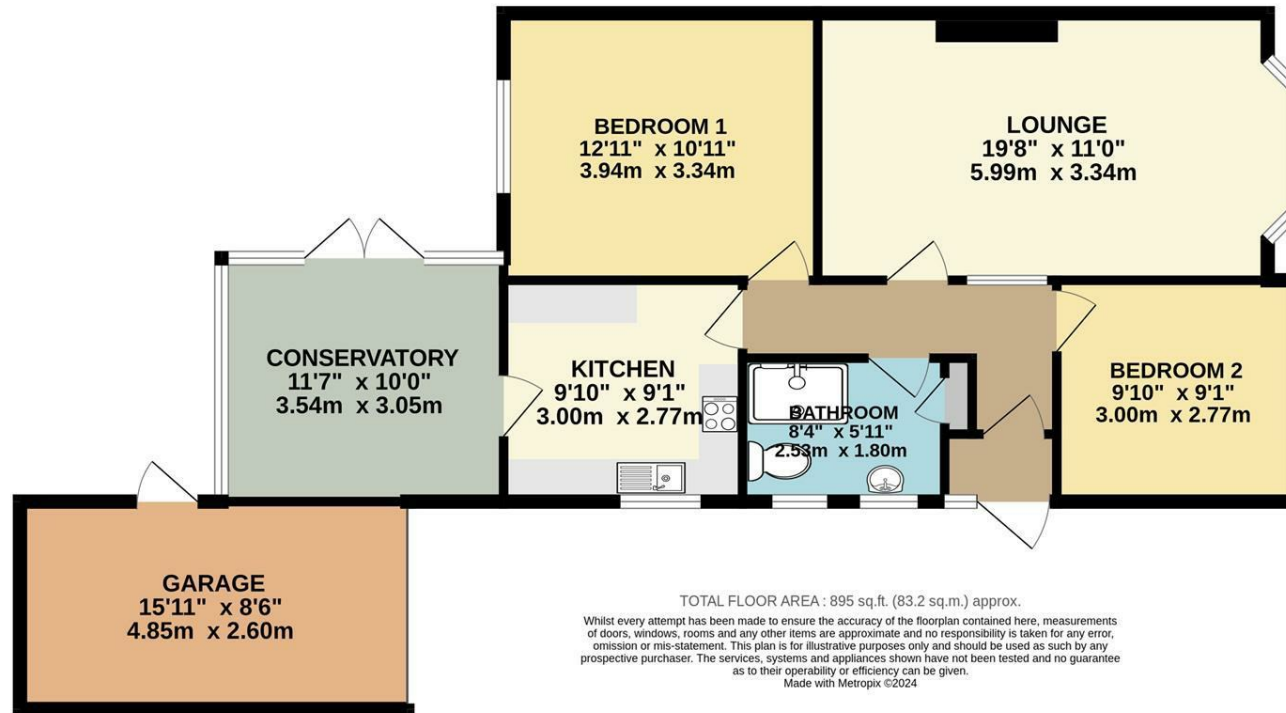




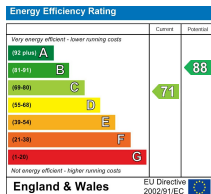




# GROUND FLOOR 895 sq.ft. (83.2 sq.m.) approx.



Current EPC Rating: C



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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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