



12 Pillar Crescent, Brixham, TQ5 8LE
Freehold House - Terraced
Asking Price £264,000

boycebrixham
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Ideal for first-time buyers or investors, this very spacious three double-bedroom home boasts generous room sizes not often found in more modern properties, ensuring that everyone gets a fair-sized room. This makes the property a long-term option for families with children as they grow up into teenagers and require that extra space.

Pillar Crescent has always proven exceptionally popular with families seeking an excellent-sized family home located on level ground in a highly sought-after residential area, renowned for its easy access to the coastline, shops, bus routes, and great schools. This charming home is an ever-popular choice, perfect for a wide variety of preferences.

The accommodation has everything you need for a family home, with light and bright living spaces, thanks to the large living room that opens into a generously sized kitchen. The kitchen benefits from ample storage solutions and lots of space for appliances, making it ideal for those looking to entertain or indeed feed a larger family. On the ground floor, there is a very useful home office or study—great for homework or for those looking to work from home. Additionally, on the ground floor, there are plenty of built-in storage cupboards found in both the front and rear porches.

On the first floor, there are three spacious double bedrooms and a large family bathroom. All the rooms are well proportioned and receive plenty of natural light. The second bedroom has built-in wardrobes. There is an airing cupboard just off the landing, housing the gas combi boiler.

Outside at the front, there is a low-maintenance level garden. The rear garden benefits from a sunny patio area, enjoying an open and sunny outlook. The garden is level and enclosed, making it perfect for pets and children alike. Internal viewing is simply a must to appreciate all that this spacious home has to offer.

Council Tax Band: B



- Spacious 3-bedroom home
- Family-friendly, long-term option
- Bright living spaces
- Low-maintenance garden

- Generous Room Sizes
- Excellent location for families
- Ample storage solutions
- Chain Free

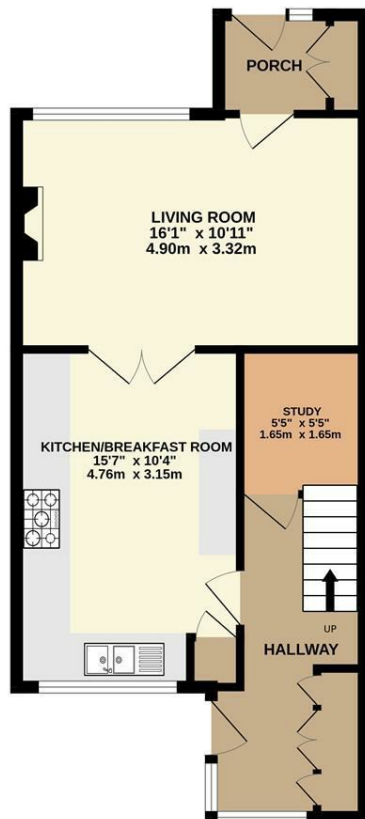


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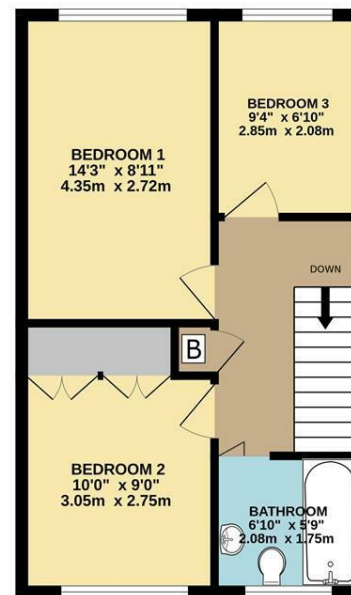


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GROUND FLOOR
497 sq.ft. (46.1 sq.m.) approx.



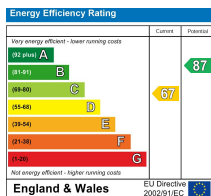
1ST FLOOR
420 sq.ft. (39.0 sq.m.) approx.



TOTAL FLOOR AREA : 917 sq.ft. (85.2 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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