



25 Brookdale Court Brookdale Close, Brixham, TQ5 9JW  
Freehold House - Terraced  
£190,000

**boyce**brixham  
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A fantastic town house with 2 double bedrooms, good size living space, and very convenient for the town centre. There is the rare inclusion of a garage in a separate block and pleasant view over the New Road Valley and across to the trees at Penpethy from the private rear garden.

Located less than half-a-mile from the Harbour and Waterfront and enjoying quick access in and out of Brixham. Within a mile are many amenities and most shops etc. There are many beautiful coastal walks & beaches within a two mile radius.

The property enters through the private front garden into a useful entrance porch and through to a welcoming hall with the lounge in front, the kitchen just off and stairs leading up. The kitchen is very light and bright and offers plenty of storage from the fitted kitchen and views over the communal green to the front. The lounge, to the rear of the property is a large, open and again very light and bright space with access out to the rear garden. There is a feature fireplace central and plenty of power sockets.

Upstairs, the first floor boasts two excellent sized double bedrooms, including the master, which is set to the rear and again taking in elevated, open views over central Brixham. The second bedroom is smaller, but still a good size double, and offers some built in storage over the stairs. The two bedrooms are separated by a bathroom and separate WC which service the property from the first floor. The property is presented in clean and tidy condition, however would benefit from some refreshment throughout.

The rear garden is low maintenance being laid to patio and represents a sunny, private courtyard with internal and external under-house storage - ideal for garden tools and christmas decorations etc.

The property benefits from UPVC double glazing throughout and there is electric heating by means of storage heaters throughout.

The garage - very handy for additional storage, or to rent out separately (with plenty of local demand!) is located in a separate block a short walk around the corner and is equipped with a new up-and-over 'Garador' for peace of mind.

We are pleased to offer this property with no onward chain, full vacant possession and viewing is highly recommended.

**Council Tax Band: B**



- Two Bedroom Mid Terrace House
- Garage Included In Separate Block
- Great First Time Purchase Or Investment
- Offered With No Onward Chain

- Central, Convenient Location
- In Need Of Light Refurbishment
- Private Front & Rear Gardens
- Super Open Views Over Brixham



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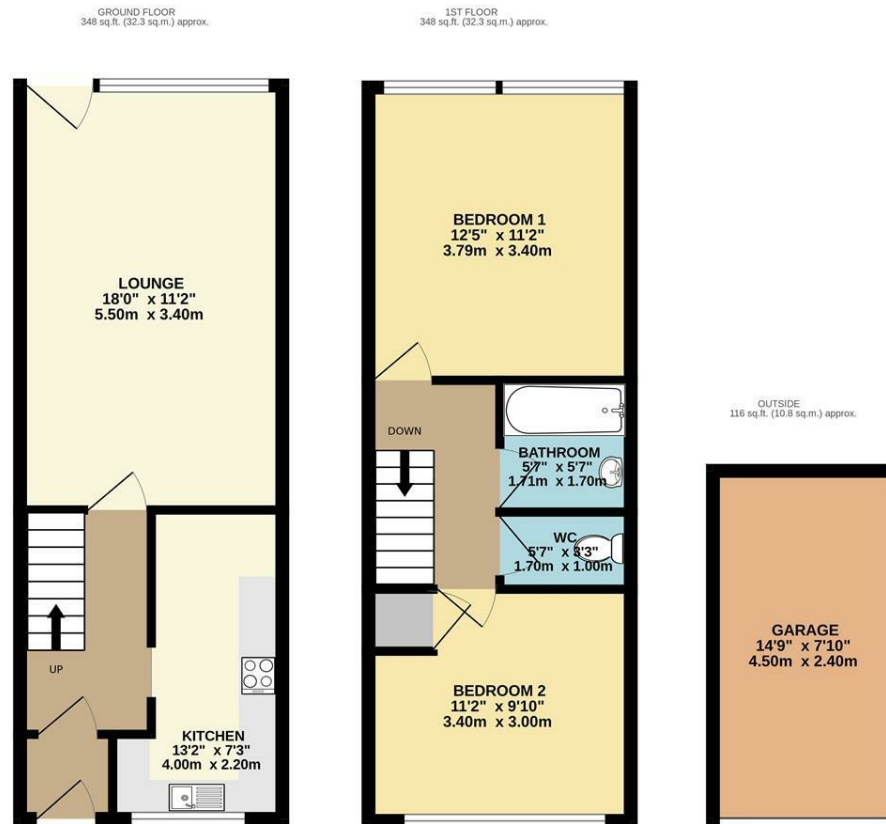
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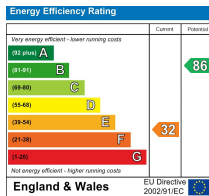




TOTAL FLOOR AREA : 812 sq.ft. (75.4 sq.m.) approx.

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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