



11 Pavilions Close, Brixham, TQ5 8BU
Freehold House - Terraced
£299,950

boycebrixham
email property@ljboyce.co.uk call 01803 852736

A fantastic opportunity to purchase a modern three-bedroom terraced house located in a recently built development in a popular location. This area offers a convenience store, DIY store, newsagents, hairdressers, and The Trawler pub/restaurant, all within a short, level walk. The harbour and town centre are approximately 1 mile away, with a convenient bus service available if needed. Battery Gardens and Fishcombe Cove are just a 5 to 10-minute walk away, providing easy access to beautiful outdoor spaces.

The property itself is well-presented throughout and ready to move into and enjoy. Entering through the hallway, which features a downstairs WC, you will find a spacious lounge at the rear. This room provides ample space for both living and dining furniture and has double French doors opening directly onto the secluded, sunny south-facing rear garden. To the right of the entrance is a spacious kitchen, offering room for all appliances and a cosy bistro set. The ground floor also includes ample storage space, with a good-sized built-in cupboard in the living area, perfect for a vacuum cleaner and other essentials.

Upstairs, the home features three bedrooms, including a main bedroom with an en-suite shower room. Bedroom 2 is another double bedroom with an open aspect to the rear, while Bedroom 3 is a large single bedroom, ideal for use as a home office. The first floor is serviced by a spacious and well-presented family bathroom with a modern suite, ensuring comfort and convenience for all.

Outside, the property boasts a low-maintenance frontage with well-established, colourful plants and private parking in a marked bay to the left of the house. The rear garden, accessible via a side gate or the living room, is a sunny and private oasis, enclosed and mostly laid to block paving for ease of maintenance, with a gravel area at the end. This quiet, non-overlooked garden is a wonderful space to relax and unwind.

With UPVC double glazed windows and gas central heating throughout, the property was constructed circa 2010 by the award-winning Strongvox Homes, This makes it an efficient and economical home to run, ensuring low energy costs. An exceptional family home with nothing for a new owner to do!

Council Tax Band: C



- Energy Efficient Home
- Convenient Level Location
- Bathroom, En Suite Shower & Downstairs WC
- Great Area For Schools and Access To Shops

- Great Size Family Living Space
- Allocated Parking Space
- Near To Parks, Beaches & Coves
- Quiet Residential Cul De Sac



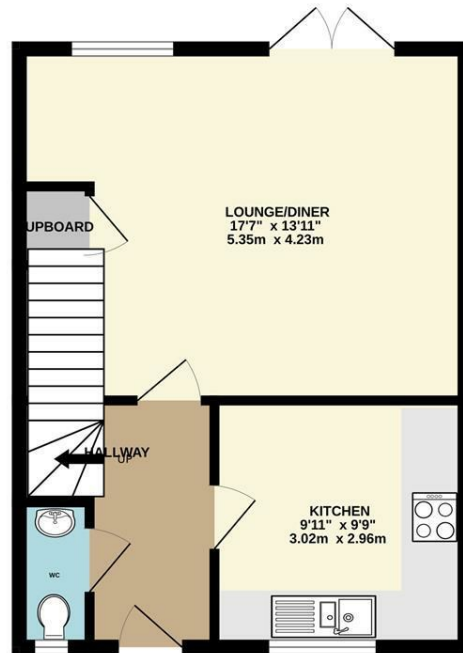
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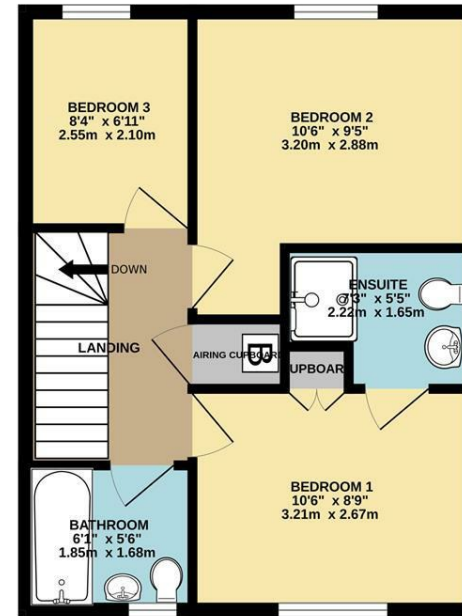


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GROUND FLOOR
414 sq.ft. (38.4 sq.m.) approx.



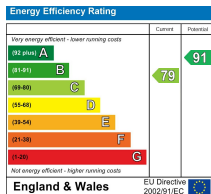
1ST FLOOR
414 sq.ft. (38.4 sq.m.) approx.



TOTAL FLOOR AREA : 828 sq.ft. (76.9 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: 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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