



28 Pavilions Close, Brixham, TQ5 8BU
Freehold House - Semi-Detached
£299,950

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Situated in the desirable Furzeham area of Brixham, this well-presented, semi-detached family home offers a perfect opportunity for both permanent residence or an investment property. Available for sale with no onward chain, this home is ideally positioned just a short stroll from the scenic Fishcombe Cove and the historic Battery Gardens, where you can enjoy breathtaking sea views and coastal walks. With local amenities close by, including a primary school and shopping facilities at Pillar Avenue, as well as Brixham town centre being just a mile away, this property offers convenience alongside its charm.

Upon entering the property, you are greeted by a welcoming entrance hallway leading to the ground floor cloakroom/W.C., which is fitted with modern sanitaryware and a radiator for comfort. The kitchen/breakfast room is well-equipped with a range of fitted wall and base units, a built-in electric oven, gas hob, and space for essential appliances. The heart of the home is the spacious lounge/dining room, which boasts French doors opening out onto the enclosed rear garden, offering a seamless connection between indoor and outdoor living spaces.

The first floor accommodates three well-proportioned bedrooms, with the principal bedroom benefiting from an en suite shower room, complete with a large shower enclosure and stylish fittings. The additional two bedrooms are served by a family bathroom, featuring a white suite, including a panelled bath with a shower attachment. The landing also provides access to the loft and houses an airing cupboard with a hot water cylinder, ensuring ample storage space throughout the home.

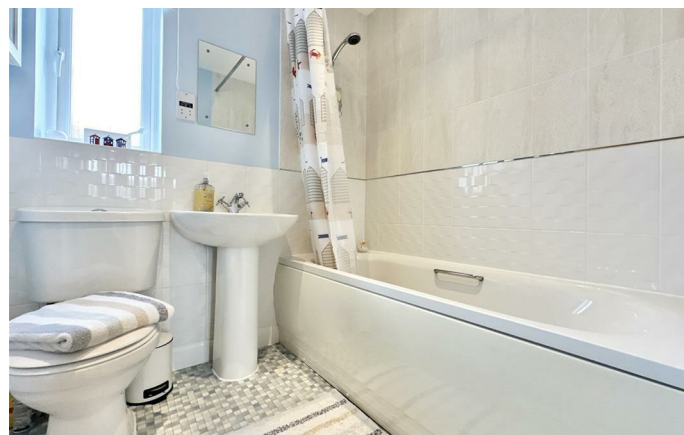
Externally, the front garden is thoughtfully landscaped with a selection of shrubs, while the enclosed rear garden offers a low-maintenance space for relaxation and outdoor entertaining. The rear garden features a patio area, gravelled surrounds, and two flowerbeds, alongside a garden shed for additional storage. A gate from the garden provides access to the allocated parking space, conveniently located to the rear of the property.

This property also benefits from an annual maintenance charge of approximately £218.00, contributing towards the upkeep of the open areas and communal gardens within the Pavilions development. With a council tax band of C and an energy rating of C, this home is both economical and ready to move into. Internal viewing is highly recommended to fully appreciate the quality and location of this superb family home.

Council Tax Band: C



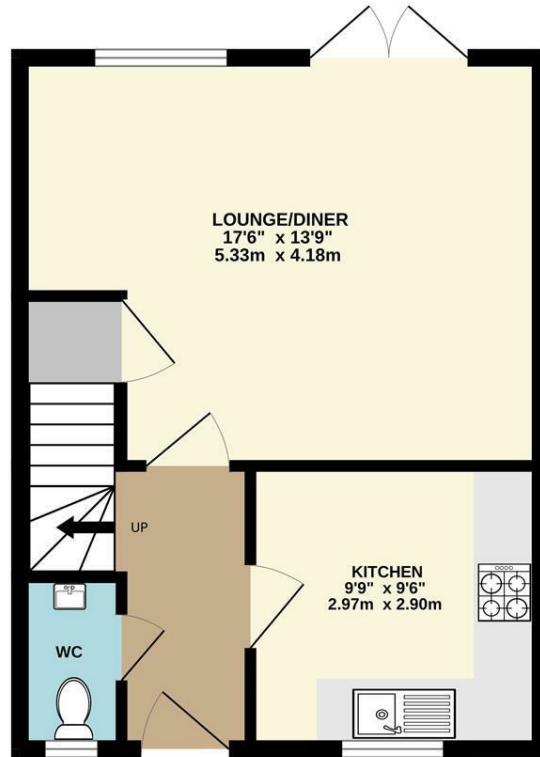
- Popular & Convenient Furzeham Location
- Spacious Living Accommodation
- Allocated Off Road Parking
- Three Bedroom Semi Detached House
- Ready To Move Into & Enjoy!
- Low Maintenance & Sunny Rear Garden
- Modern, New Build Design (2010)
- Offered With No Onward Chain



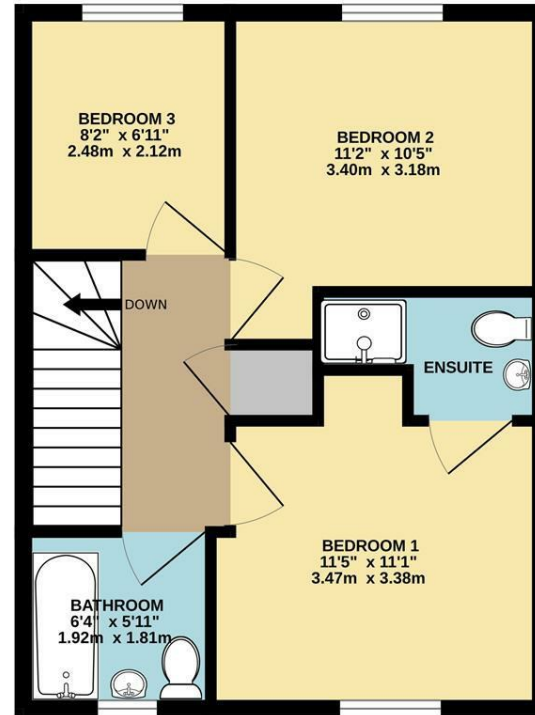


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GROUND FLOOR

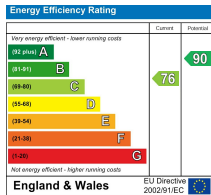


1ST FLOOR



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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