



28 North Hill Close, Brixham, TQ5 8RX
Leasehold Coachhouse
£135,000

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In need of refurbishment is this super Coach House - set on a popular private estate in Furzeham. Locally known as the 'Spanish Village', North Hill Close was first created in the early 1980s. The development is ideally located for Brixham harbour and town centre which are just half a mile away and there are very useful local amenities at Pillar Avenue (including a Costcutter supermarket, DIY store, newsagents, hairdressers and The Trawler Pub) which are just a short, level walk away (approx. 5 mins). Cambridge Road Post Office + Premier convenience store is also within reasonable walking distance. There is also a useful bus service close to hand.

Internally, the property benefits from a spacious living room with a good size window overlooking the green, lawned communal area outside. The kitchen, with its front facing aspect is spacious and offers great scope. The main bedroom is an impressive double bedroom with two large built-in wardrobes. This room has a tranquil feel and benefits from being very light. The shower room, set centrally on the first floor is of a good size and is ripe for refurbishment.

The integral garage - a particular feature of the property is accessed from the entrance hall, which is excellent in size and has a separate storage cupboard/shed. There is also a separate allocated parking space directly in front of the garage making the space versatile convenient.

There is UPVC double glazing throughout and the property is serviced by electric heating. The property is held on 999 year lease from 1984. The monthly service charge for the general maintenance and lighting of the estate is circa £30 per month.

Internal viewing is highly recommended.

Agents Note: As this property has an EPC Rating of F it will not be possible to obtain a "buy to let mortgage".

Council Tax Band: A

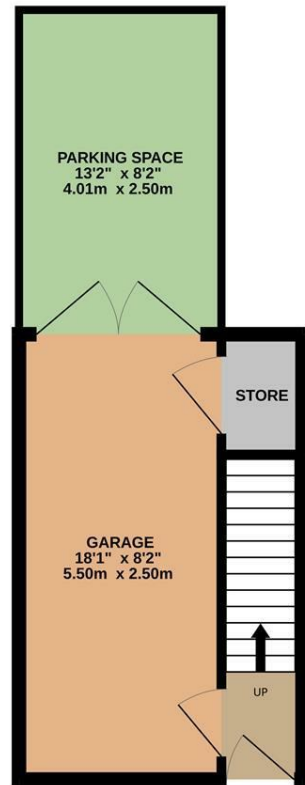


- Super One Bedroom Coach House
- In Need Of Refurbishment Throughout
- Large Integral Garage & Parking Space
- Pleasant Open & Green Outlook
- Popular Residential Location
- Perfect For First Time Buyers
- Spacious Living Accommodation
- Offered With No Onward Chain





GROUND FLOOR
207 sq.ft. (19.3 sq.m.) approx.



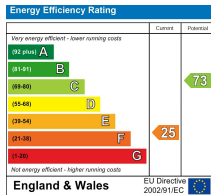
TOTAL FLOOR AREA: 705 sq.ft. (65.5 sq.m.) approx.

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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1ST FLOOR
498 sq.ft. (46.2 sq.m.) approx.



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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