



2 Briseham Close, Brixham, TQ5 9NT  
Freehold House - Terraced  
£214,950

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Situated in the sought after Cof E and Eden Park school catchment areas, and offering easy access to St Mary's park, beach and town, is this superb two bedroom mid-terrace house which is well presented throughout and offers the key ingredients of off road parking and generous rear garden.

The house briefly comprises a lovely light and bright lounge to the front, following through to an extended kitchen diner set to the rear. The kitchen is well equipped with plenty of worktop and cupboard space, as well as additional storage and boiler housing in the recesses of the extension.

Upstairs are two bedrooms, a very light, South-facing double bedroom to the front, with large built in storage over the stairs, and a versatile single bedroom to the rear, which could also be utilised as a home office if desired. The bathroom is a spacious family bathroom, styled very well and in good general condition.

Outside to the rear, there is a private, sunny and broadly level rear garden which is deceptively long. With a timber deck directly off the property, a central patio area and a lawned space to the end, complete with useful garden shed, the rear garden is a particular feature of this property.

This is a great opportunity for first time buyers, landlord investors, or anybody seeking a super, low maintenance and efficient home, with no work required, which is efficient to run and located in an excellent central location. We are pleased to offer this property with no onward chain.

**Council Tax Band: B**



- Super Two Bedroom House
- Ample Off Road Parking
- Well Proportioned Living Accommodation
- Popular Residential Location
- Central & Convenient Location
- Generous Sized Rear Garden
- Gas Central Heating
- Offered With No Onward Chain

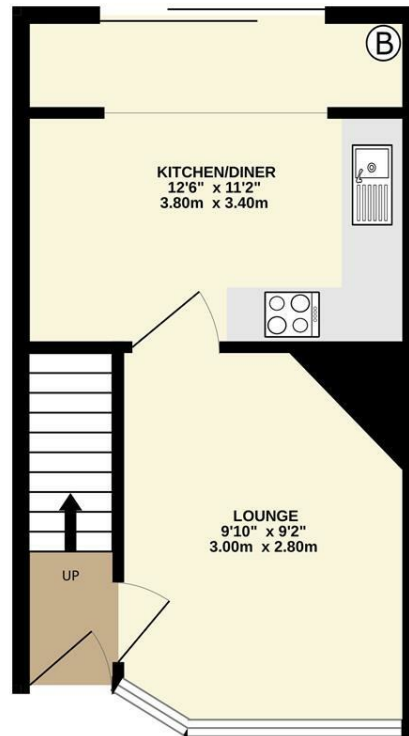




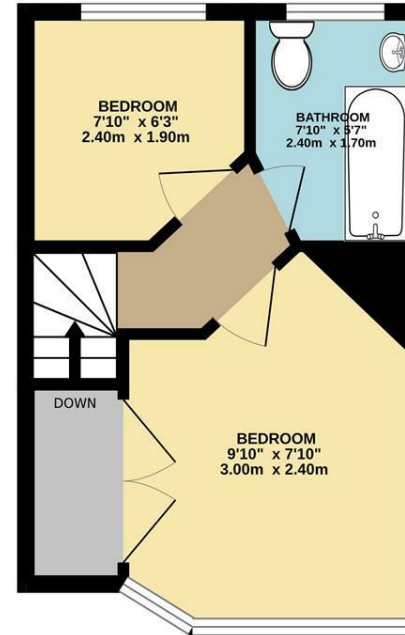




GROUND FLOOR  
300 sq.ft. (27.8 sq.m.) approx.



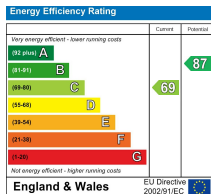
1ST FLOOR  
258 sq.ft. (24.0 sq.m.) approx.



TOTAL FLOOR AREA : 558 sq.ft. (51.8 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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