



2 Pillar Crescent, Brixham, Devon, TQ5 8LE
Freehold House - End Terrace
£275,000

boycebrixham
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This well-proportioned home offers comfortable living space in a practical layout, making it a good option for families or anyone looking for a bit more room. The entrance area is handy for everyday use, with space for coats and shoes, and leads into a bright and welcoming lounge. A large front-facing window lets in plenty of natural light, and there is a fireplace that adds a nice focal point to the room.

The hallway connects the main living areas and offers a useful bit of extra space for storage. It leads through to the sun room at the back, which feels private and gets a good amount of sun throughout the day. With direct access to the garden, it works well as a quiet sitting area or additional living space.

The kitchen diner is a good size and has plenty of room for a table, making it a practical space for day-to-day life or having family and friends over. There's a good amount of storage and workspace, and a window over the sink looks out onto the rear garden, giving the room a nice outlook.

Upstairs, there are two double bedrooms and a single room. The front and back bedrooms both get a good amount of natural light, and the smaller room could work as a study, nursery or guest room. There is also a decent-sized landing and some useful built-in storage.

The bathroom has a simple, modern finish with a white suite and a clean, neutral style. It is functional and easy to maintain, with everything you'd expect in a family bathroom.

Outside, there are gardens to both the front and rear. The back garden enjoys a sunny, south-westerly aspect with a patio area that is great for sitting out or eating outside in warmer months. There is also a garage with side access from the garden and an extra bit of lawned land to the side of the property, which offers a bit more outside space.

In addition there is a useful extra piece of land, ideal for those looking for a small allotment or just another garden to tend.

Council Tax Band: B



- Lovely Sunny Rear Garden
- Garage and Parking
- Separate Lounge & Good Size Kitchen Diner
- Popular Level Location
- Very Useful Additional Parcel of Land
- 3 Bedrooms
- Spacious Bright Bathroom
- Great Family Home



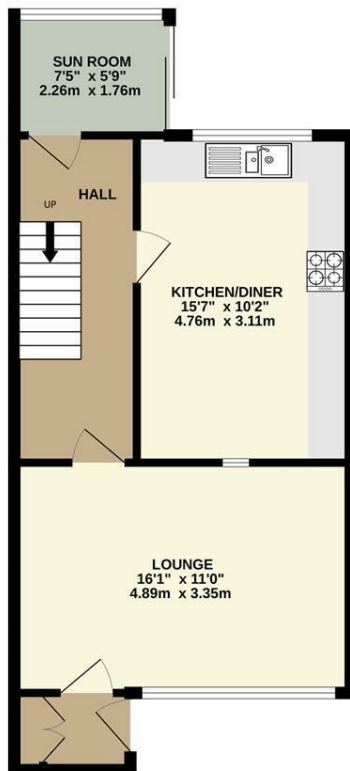
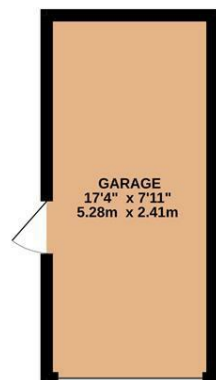
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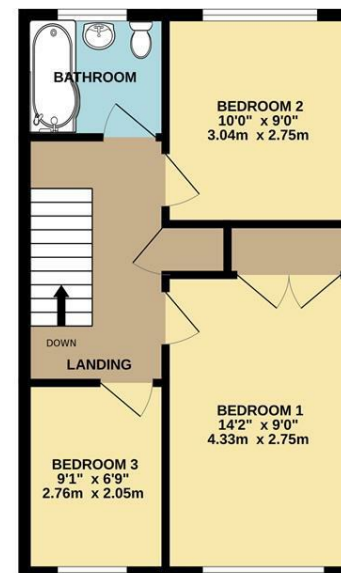


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GROUND FLOOR
627 sq.ft. (58.2 sq.m.) approx.



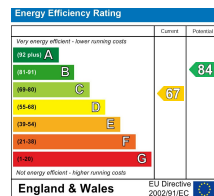
1ST FLOOR
419 sq.ft. (38.9 sq.m.) approx.



TOTAL FLOOR AREA : 1046 sq.ft. (97.2 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: D



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