



59 Hill Park Road, Brixham, TQ5 9EU
Freehold House - Terraced
£220,000

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Located in the ever-popular Hill Park Road area of Brixham, this super three-bedroom terraced home offers light-and-bright, low-maintenance living just moments from local amenities and scenic coastal walks. With a southerly-facing rear garden, a pretty lawned frontage, and generously sized rooms throughout, this is a property that perfectly balances comfort, practicality, and charm.

The home welcomes you with an entrance vestibule—a handy space for coats, shoes and everything else life brings through the front door with a very useful downstairs shower room just off. From here, you step into a spacious kitchen diner that's ideal for modern family life or entertaining. With a good range of fitted units, ample worktop space, and room for a large dining table, the space is both sociable and functional. A large under-stairs cupboard adds excellent larder-style storage, and dual aspect windows fill the room with natural light.

To the rear of the property, the lounge provides a calm and comfortable retreat, with access and lovely views over the sunny garden and a sense of privacy that makes it perfect for relaxing at any time of day.

Upstairs, two double bedrooms offer generous proportions and built-in storage, while the third room is ideal as a nursery, home office or creative hobby space. The modern bathroom is finished in crisp white with smart tiling and vinyl flooring.

The rear garden is private and easy to maintain, enjoying a sunny aspect and a pedestrian gate to the rear path. At the front, a neat lawn and patio create an inviting first impression, and the home benefits from on-street parking that is both plentiful and convenient.

With gas central heating, PVCu double glazing throughout, and low-maintenance finishes, this lovely home on Hill Park Road is ready to move into and enjoy. A perfect choice for families, couples or anyone looking to settle in this sought-after corner of South Devon. Offered with no onward chain.

Council Tax Band: B



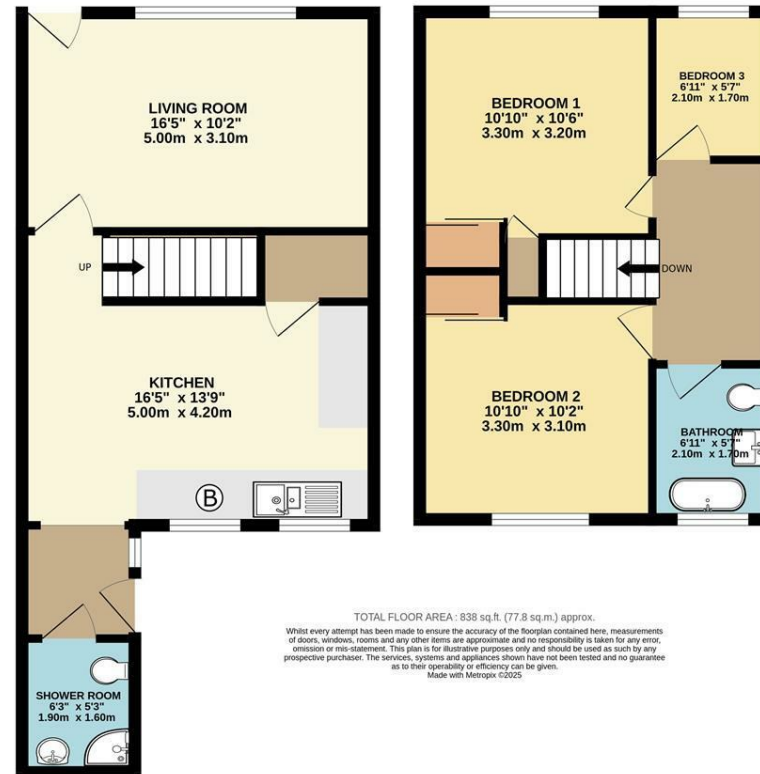
- Three Bedroom House
- South-Facing Rear Garden
- Downstairs Shower Room
- No Onward Chain
- Popular Residential Location
- Large Kitchen Diner
- Plus Family Bathroom
- Attention First Time Buyers!





GROUND FLOOR
451 sq.ft. (41.9 sq.m.) approx.

1ST FLOOR
387 sq.ft. (35.9 sq.m.) approx.



Current EPC Rating:

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(91-100) A			
(81-90) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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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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