



24 Pillar Avenue, Brixham, Devon, TQ5 8LB  
Freehold House - Terraced  
£279,950

**boyce**brixham  
email [property@ljboyce.co.uk](mailto:property@ljboyce.co.uk) call 01803 852736

This beautifully presented home offers a warm and welcoming feel in every room, exuding character and comfort from the moment you step inside. The property has been lovingly maintained and designed to create a cosy atmosphere throughout, making it a perfect retreat for families or anyone seeking a peaceful, homely environment. Natural light floods the spacious interiors, especially the dual-aspect living areas, which offer a seamless connection between the indoors and the delightful rear garden. The layout flows effortlessly, with carefully considered touches that enhance both functionality and style.

The heart of the home is the bright and generously sized living and dining room, which benefits from large picture windows at the front and rear. These frame pleasant views while filling the room with daylight, adding to its inviting feel. The space is flexible and easily accommodates both lounging and dining zones, making it ideal for both quiet evenings and entertaining. French doors lead directly out to the garden, encouraging indoor-outdoor living during the warmer months. It is a room that truly feels like the centre of family life, radiating warmth and ease.

The spacious smart kitchen adds a charming touch to the home while offering modern practicality. Its well-arranged layout includes a full suite of appliances, ample storage, and generous worktop space. Overlooking the rear garden, the kitchen feels like a pleasant spot for both everyday cooking and more leisurely culinary adventures. The integration of quality fittings such as a five-ring induction hob and built-in oven ensures the kitchen is as functional as it is attractive, while a large handy under-stairs storage space adds to its usefulness.

One of the standout features of the property is its adaptability. The downstairs study/utility room is a versatile bonus that can serve many purposes, from a home office or hobby room to a guest bedroom or treatment space with its own private access. This flexibility adds significant value to the home and allows it to evolve with changing needs, making it an ideal choice for those seeking long-term comfort and practicality.

Upstairs, the home continues to impress with three good-sized bedrooms, each offering a tranquil and relaxing environment. All rooms are bright and welcoming, making the most of the natural light, and provide peaceful retreats at the end of the day. The bathroom is also noteworthy, spacious and well-appointed, with both a separate bath and shower, offering a touch of luxury and convenience for busy households.

Outside, the property features low-maintenance spaces designed for ease and enjoyment. The front driveway offers generous off-road parking, even for larger vehicles, while the rear garden is a private and sunny sanctuary. With a raised planting border, modern fencing, and a neat patio area, it's perfect for relaxing or socialising with minimal upkeep. There is also rear access for added practicality. Coupled with its fantastic location near sought-after schools, shops, scenic walks, and beaches, this home offers a truly well-rounded lifestyle package.

**Council Tax Band: C**

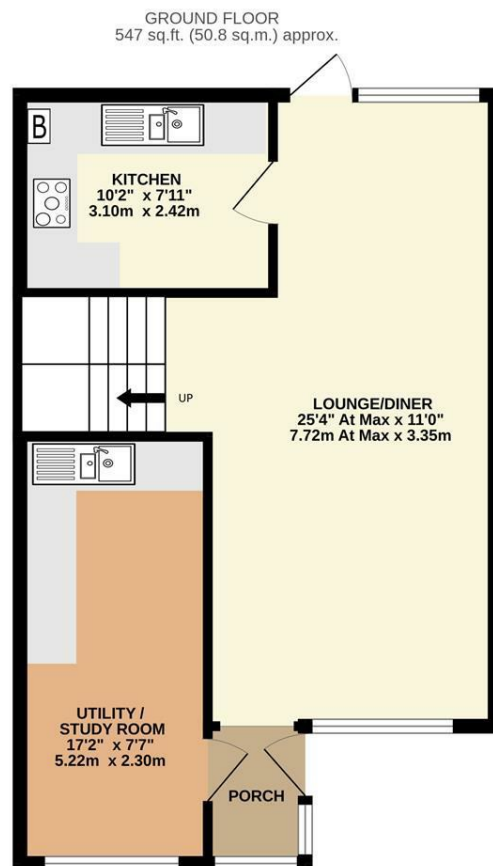


- Spacious Dual Aspect Living Room
- Useful Downstairs Utility & Study
- Driveway Parking To Front
- Near To Schools, Shops & Bus Route
- Good Size Kitchen
- Easy Low Maintenance Level Gardens
- Very Popular Level Location
- Excellent Size 3 Could Be 4 Bed Home



**boycebrixham**  
email [property@ljboyce.co.uk](mailto:property@ljboyce.co.uk) call 01803 852736





TOTAL FLOOR AREA : 1010 sq.ft. (93.8 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.  
Made with Metropix ©2025

## Current EPC Rating:

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(91-100) <b>A</b>			
(81-90) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(49-54) <b>E</b>			
(41-48) <b>F</b>			
(31-40) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales			
EU Directive 2002/91/EC			

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.

Find us on



**boycebrixham**

email [property@ljboyce.co.uk](mailto:property@ljboyce.co.uk) call 01803 852736