



Connells

Avon Close
South Brent

Avon Close South Brent TQ10 9PR

for sale offers over
£150,000



Property Description

Located in a quiet cul-de-sac within a sought-after South Brent neighbourhood, 10 Avon Close is a spacious and adaptable first-floor maisonette offering stylish and low-maintenance living in a desirable location.

Thoughtfully arranged to suit a variety of needs, the property is ideal for anyone seeking a peaceful home with flexible space and opportunity.

The well-proportioned interior includes a generous double bedroom, a contemporary shower room, and a well-equipped kitchen with ample space for dining, leading to a practical utility with space for a fridge/freezer and extra storage.

Upstairs, you will find a second good-sized room with velux windows and a woodburner, offering great flexibility - perfect for use as a lounge, second bedroom, or home office, depending on your lifestyle or day to day needs.

Outside, residents benefit from attractive communal gardens and a shared drying area, while practicalities are covered with an allocated parking space and additional visitor parking.

Offered with no onward chain, this attractive home is an excellent option for first-time buyers, those looking to downsize, or anyone wanting a peaceful and well-connected base in South Brent.

Entrance Hall

Wall mounted radiator.

Reception Room

11' 3" max x 10' 1" max (3.43m max x 3.07m max)

Window. Stairs leading to Lounge/Bedroom 2.

Kitchen/Dining Room

10' 1" max x 6' 9" max (3.07m max x 2.06m max)

Wall and base mounted units. Space for oven, washing machine. Hood over. Sink. Window.

Utility

Space for fridge/freezer. Shelving.

Shower Room

Wash hand basin. WC. Shower. Obscured window.

Bedroom 1

11' 4" max x 11' max (3.45m max x 3.35m max)

Wall mounted radiator. Window.

Lounge/Bedroom 2

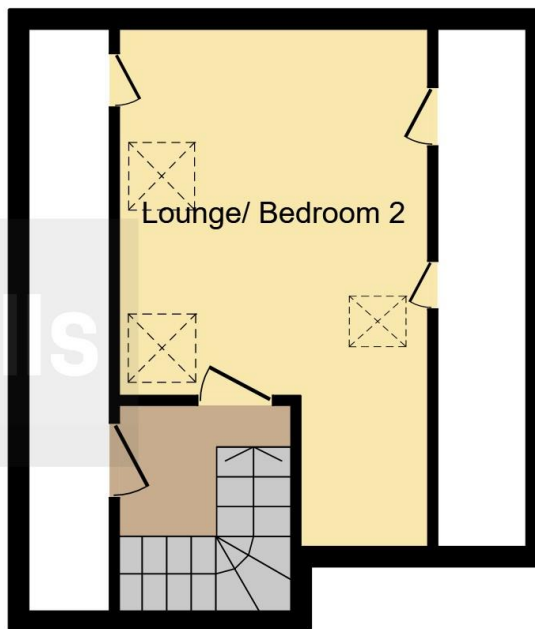
17' 6" max x 10' 5" max (5.33m max x 3.17m max)

Woodburner. 3x velux windows. Wall mounted radiator.





Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

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11 Glanvilles Road Glanvilles Mill
 IVYBRIDGE PL21 9PS

EPC Rating: D Council Tax
 Band: A

Service Charge: 628.00 Ground Rent:
 10.00

Tenure: Leasehold

view this property online connells.co.uk/Property/IVY306951

This is a Leasehold property with details as follows; Term of Lease 125 years from 25 Mar 1984. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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