

## Pavilions Close, Brixham, TQ5 8BU



A well presented, **SEMI DETACHED** family size home, perfect for a permanent home or investment opportunity. Located in popular Furzeham side of Brixham, just a short walk away from Fishcombe Cove and Battery Gardens with their fabulous sea views and coastal walks. The local primary school is also close by and shopping facilities are around the corner at Pillar Avenue. Brixham town center is approximately one mile distant.

This super house offers ground floor cloaks/w.c. kitchen/breakfast room and lounge dining room to the rear opening onto the enclosed rear garden. There are three bedrooms on the first floor, the principal bedroom has an en suite shower room. There is also a family bathroom.

The front and rear gardens are landscaped for ease of maintenance and there is an allocated parking space to the rear of the house. Internal viewing is recommended.

**£323,000 Freehold**

## GROUND FLOOR

### ENTRANCE HALLWAY.

Composite entrance door. Staircase to the first floor. Radiator.

**CLOAKROOM/W.C.** White close coupled W.C. and pedestal wash basin with tiled splashback and fitted mirror. Radiator. Obscure double glazed window.

**KITCHEN/ BREAKFAST ROOM. 9' 8" x 9' 11" (2.94m x 3.02m)** Range of fitted wall and base cupboards and drawers, Roll edge working surfaces with matching up stands and inset one and a quarter bowl stainless steel sink and drainer. Cupboard housing Potterton boiler. Built in electric oven/grill with four burner gas hob and cooker hood over. Space for washing machine and fridge/freezer. Radiator. Double glazed window to front.

**LOUNGE/DINING ROOM. 13' 10" x 17' 7" (4.21m x 5.36m) max.** Double glazed window and French doors opening out to the enclosed rear garden. Under stairs storage cupboard. Two radiators.

## FIRST FLOOR

**LANDING.** Loft access hatch. Airing/linen cupboard housing 'Santon' hot water cylinder. Doors to:

**BEDROOM 1. 10' 7" x 8' 11" (3.22m x 2.72m)**  
Double glazed window to front. Radiator. Wardrobe recess. Radiator. Door to:

**EN SUITE SHOWER ROOM/W.C.**  
Comprising large shower enclosure with glass entry door and fitted shower. Close coupled W.C. and pedestal wash basin with tiled splash back and mirror fronted cabinet. Extractor fan. Shaver point. Radiator.

**BEDROOM 2. 10' 6" x 9' 5" (3.20m x 2.87m) + door recess**  
Double glazed window to rear. Radiator.

**BEDROOM 3. 8' 3" x 6' 9" (2.51m x 2.06m)**  
Double glazed window to rear. Radiator.

**FAMILY BATHROOM/W.C.** Comprising white suite of panelled bath with mixer tap and shower attachment. Close coupled W.C. and pedestal wash basin. Tiled surrounds. Fitted mirror and shaver point. Fitted wall cupboard. Radiator.

**OUTSIDE.** Small area of garden to the **FRONT** with variety of planted shrubs. Shared walkway to side leading to the parking area where there is an allocated parking space for one vehicle.

The **REAR GARDEN** is enclosed by fencing and has been landscaped for ease of maintenance. There is a patio area and gravelled surrounds and two flowerbeds. Garden Shed. There is a gate to the parking area.

## AGENTS NOTE.

There is a small annual charge of approximately £218.00 towards the upkeep on the open areas and maintenance of the gardens and borders in the pavilions development.

**COUNCIL TAX BAND: C**

**ENERGY RATING: C**



LAYOUT GUIDE ONLY – NOT TO SCALE

The appliances and fixed equipment mentioned in these sales particulars have not been tested by Eric Lloyd & Co. (Churston) Ltd. and therefore prospective purchasers need to satisfy themselves that all such items are in working order.

We may receive an introductory fee on recommendations for professional services.

Ref B0001810 Written by: R.C