

## Pillar Crescent, Brixham, TQ5 8LE



Tucked away on Pillar Crescent, this deceptively spacious **THREE BEDROOM TERRACED HOUSE** is within easy walking distance of the local shops on Pillar Avenue with Brixham's town and harbour roughly a mile away. The property is being sold with **NO ONWARD CHAIN**. Pillar Crescent itself is on the Furzeham side of town, this property backs onto Northfields Lane, with the benefit of gated access allowing passage through to the nearby bus stop or a long stroll to Furzeham Green. As you enter the property via the front porch you are welcomed into the good sized lounge with double doors connecting the spacious fitted kitchen and into the rear hallway with access to the back garden and stairs leading to the first floor. The first floor provides a good sized bathroom with shower over bath, as well as three good sized bedrooms one with large built in wardrobes. Outside are low maintenance gardens, the rear enjoying a sunny South East facing patio garden.

**£257,500 Freehold**

## ENTRANCE HALL

Upvc front door. Tiled floor. Built in storage cupboard with gas meter. Electric meter and consumer unit.

## LOUNGE 16' 1" x 10' 10" (4.90m x 3.30m)

Window to front. Radiator. Double doors open to:

## KITCHEN 15' 7" x 10' 3" (4.75m x 3.12m)

Cream wall and base units with wood effect worktops. Tiled splash backs. Double bowl stainless steel sink with drainer. Five ring gas hob with cooker hood over and double oven with grill under. Space for washing machine and freestanding fridge freezer. Breakfast bar area.

## REAR PORCH

Upvc door and window to back garden. Multiple built in cupboards and large under stairs cupboard. Radiator.

## FIRST FLOOR - LANDING

Loft hatch. Cupboard with Worcester boiler.

## BEDROOM 1 14' 2" x 8' 11" (4.31m x 2.72m)

Window to front. Radiator.

## BEDROOM 2 9' 11" x 8' 11" (3.02m x 2.72m)

Window to rear. Radiator. Built in wardrobes.

## BEDROOM 3 9' 3" x 6' 10" (2.82m x 2.08m)

Window to front. Radiator.

## BATHROOM

Bath with shower over and glass shower screen. Close coupled W.C. Pedestal basin. Heated towel rail. Window to rear.

## OUTSIDE

### FRONT GARDEN

Low maintenance garden with path to front door.

### BACK GARDEN

Sunny South East facing garden mainly laid to patio creating a low maintenance space. Border flower beds. Outside tap. Gated access to Northfields Lane.

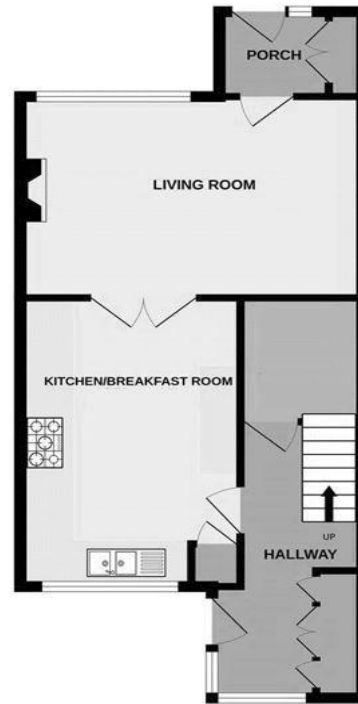
## ENERGY PERFORMANCE RATING: D

## COUNCIL TAX BAND: B

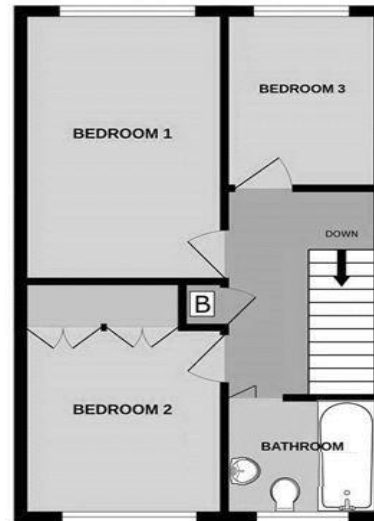
## AGENTS NOTES:

The Ofcom website indicates broadband and mobile reception is available at this property. Gas, electric, water are all on mains supply, with mains drainage connection.

GROUND FLOOR  
497 sq.ft. (46.1 sq.m.) approx.



1ST FLOOR  
420 sq.ft. (39.0 sq.m.) approx.



TOTAL FLOOR AREA : 917 sq.ft. (85.2 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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## 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 B001922 Written by: Bill Bye