

Pillar Close, Brixham, TQ5 8LD



A **THREE BEDROOM TERRACED HOUSE**, with rare driveway parking to front, and front and rear gardens perfect for first/second time buyers, offered for sale with **NO ONWARD CHAIN**.

Located in the popular Furzeham area of Brixham with amenities at hand. Local shops are just around the corner and Furzeham primary school is within easy reach. Brixham town centre is approximately one mile away.

The house is located in a small cul de sac off Pillar Avenue and offers good size lounge/dining room with patio doors opening to the rear garden along with fitted kitchen which is located to the front of the house. On the first floor there are three fair size bedrooms and bathroom/w.c. along with large landing providing ample storage cupboards. As mentioned, there is a driveway to front with car port and front garden.

Double glazing is installed along with electric storage heaters. Internal viewing advised.

£240,000 Freehold

ENTRANCE HALL.

Double glazed entrance door. Storage heater. Access to kitchen and glazed door with side panel opens to:

LOUNGE/DINING ROOM ('L' Shaped).

17' 0" x 14' 11" (5.18m x 4.54m) max

A good size lounge/dining room with double glazed patio doors and window opening to the rear garden. Storage heater. Staircase to the first floor and understairs cupboard.

KITCHEN. 10' 4" x 8' 5" (3.15m x 2.56m) max.

Fitted with a range of white faced wall and base cupboards. Complimentary roll edge working surfaces and inset stainless steel sink and drainer. Plumbing/space for washing machine. Cooker point. Deep storage cupboard and two built in storage cupboards.

FIRST FLOOR.

Landing with double glazed window to side and full height storage cupboards to one wall, one of which is a linen cupboard with hot water cylinder. Loft access hatch.

BEDROOM 1. 8' 6" x 8' 10" (2.59m x 2.69m)

Double glazed window to front. Storage heater.

BEDROOM 2. 11' 0" x 7' 11" (3.35m x 2.41m)

Double glazed widow to rear. Storage heater.

BEDROOM 3. 8' 3" x 6' 7" (2.51m x 2.01m)

Double glazed window to rear.

BATHROOM/W.C. 8' 6" x 5' 8" (2.59m x 1.73m)

Pink suite comprising panelled bath. Pedestal wash basin and low level W.C. Double glazed window.

OUTSIDE

FRONT.

Double gates to front opening to a good size driveway to front providing ample parking space along with carport area. Water Tap. Level lawn to side.

REAR GARDEN.

Enclosed rear garden with seating area adjacent to the house and lawn beyond.

COUNCIL TAX BAND: B

ENERGY RATING: E

NOTE: The Ofcom website indicates that standard superfast and ultrafast broadband is available along with good mobile coverage, but please check with your mobile provider.

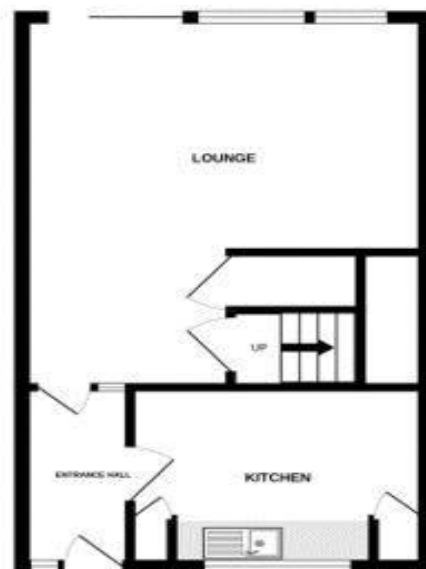
TOTAL FLOOR AREA : 70.9 sq.m. (763 sq.ft.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of plots, windows, rooms and any other details are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for descriptive 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 operation or efficiency can be given.
Made and measured 12/22



1ST FLOOR
35.4 sq.m. (381 sq.ft.) approx.



GROUND FLOOR
35.4 sq.m. (381 sq.ft.) approx.



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.

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