



Pavilions Close, Brixham, TQ5 8BU



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£262,000 Freehold

A well-presented two bedroom house located within walking distance of the local shops.

Offered for sale with **NO ONWARD CHAIN**, this cosy **TWO BEDROOM MID TERRACE HOUSE** is located in the popular development of Pavilions Close. The local shop is within walking distance just around the corner on Pillar Avenue, whilst Brixham's town and harbour are roughly a mile away.

Some spectacular walks are available right from the door, accessing beautiful coastal scenery such as Fishcombe Cove along with Churston Woods and the South West Coastal Path.

The property itself comes with the added benefit of an **ALLOCATED PARKING SPACE** located just down the road.

Stepping inside, you are welcomed by a surprisingly spacious entrance hall, with under stairs W.C and handy under stairs storage cupboard.

The well designed kitchen is to the front of the property featuring cream coloured, shaker style units with granite effect worktops, stainless steel sink, oven, gas hob with splash back and cooker hood, along with ample room for free standing appliances.

The lounge is located to the rear of the property, double opening French doors allow a seamless connection to the back garden.

The two bedrooms are located on the first floor, the principal bedroom benefitting from extensive built in wardrobes, whilst the second has a built in cupboard over the stairs, both providing useful storage.

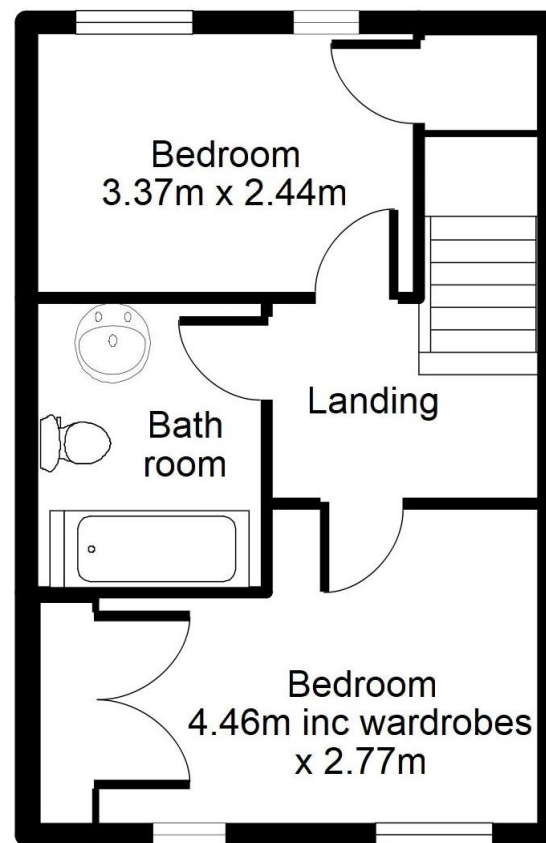
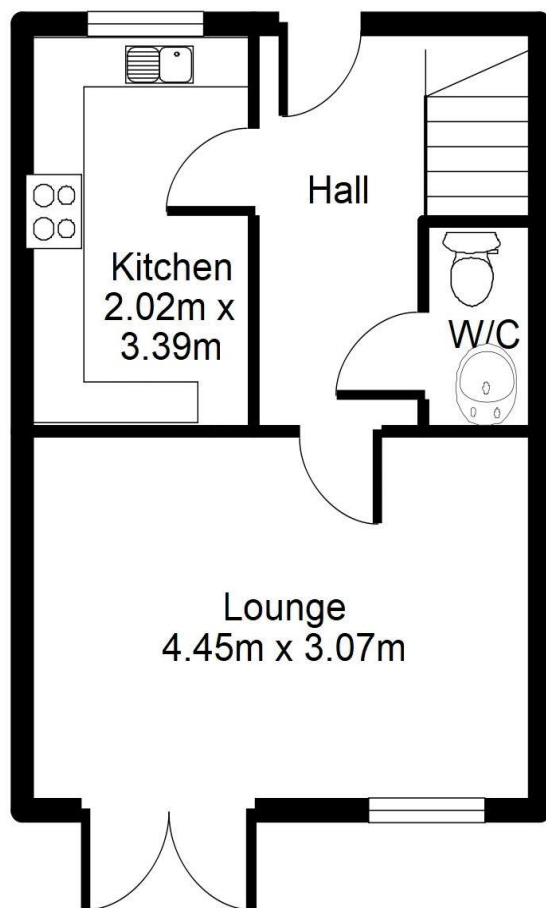
There is also a central bathroom with bath over shower.

Outside, the back garden is fully enclosed and low maintenance. A patio has been laid adjacent to the property, providing a seating area to enjoy the surroundings.

Artificial grass makes up the remainder of the garden along with a raised bed planted with an assortment of flowers and shrubs.

Internal viewing is highly recommended to get a feel for the property.

An annual maintenance charge of £208.56 is payable by this property for the maintenance and upkeep of the grounds associated with Pavilions Close.



To view this property call Eric Lloyd & Co on **01803 844466**



ENERGY PERFORMANCE RATING: C

COUNCIL TAX BAND: B

AGENTS NOTES: This property is connected to all mains services. The Ofcom website indicated that broadband and mobile phone reception is available at this address.

VIEWINGS ARRANGEMENTS

Strictly by appointment through Eric Lloyd & Co – Telephone 01803 844466. Email: churston@ericlloyd.co.uk Web: www.ericlloyd.co.uk

01803 852773

42 Fore Street, Brixham, TQ5 8DZ

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