



North Hill Close, Brixham, TQ5 8RY

EricLloyd
&Co.

www.ericlloyd.co.uk

£260,000 Freehold



Tucked away in a quiet, traffic-free development with a welcoming community atmosphere, North Hill Close presents an excellent opportunity to acquire a **THREE BEDROOM END OF TERRACE HOUSE** offering spacious accommodation, a conservatory, private garden, garage and parking space – all available with **no onward chain**.

A short stroll brings you to the local shop on Pillar Avenue, accessible via a private pedestrian gate reserved for North Hill Close residents, making everyday conveniences easy to reach.

The property begins with an entrance hall providing access to a ground floor W.C. and stairs leading to the first floor, along with useful under-stairs storage. The kitchen is fitted with a contemporary range of gloss grey wall and base units complemented by granite-effect worktops. There is space for a range-style cooker, under-counter fridge and freezer, and a washing machine, creating a stylish and functional workspace.

The lounge and dining room is a generously sized area, easily accommodating both seating and dining furniture. A central log-burning stove provides an attractive focal point and a warm, inviting atmosphere. From here, sliding doors open into the heated conservatory, which overlooks the rear garden and provides a lovely additional living space for year-round use.

Upstairs, the landing features a large storage cupboard housing the Baxi combination boiler.

There are three bedrooms in total. Bedroom one is a spacious double with wardrobes included, while Bedroom Two offers another comfortable double room. Bedroom Three is a versatile single room featuring an elevated storage platform, ideal for a high-level single bed or fitted wardrobe arrangement, making excellent use of space.

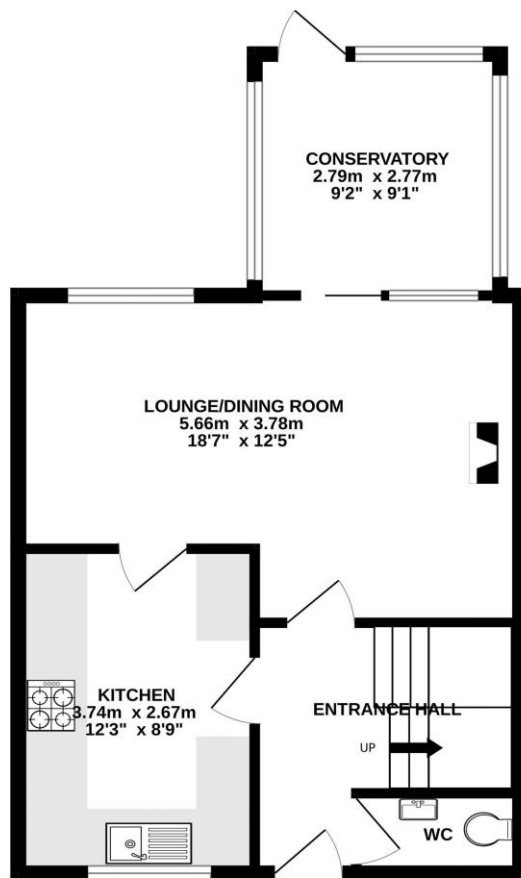
The shower room is modern and well-appointed, featuring a large shower cubicle with electric shower, a W.C., and a basin set on a vanity unit.

Outside, the rear garden enjoys a pleasant open feel with a central lawn, a spacious patio area, and a garden shed with power, perfect for outdoor storage or a small workshop. The property also benefits from a single garage and an allocated parking space, a rare and valuable feature.

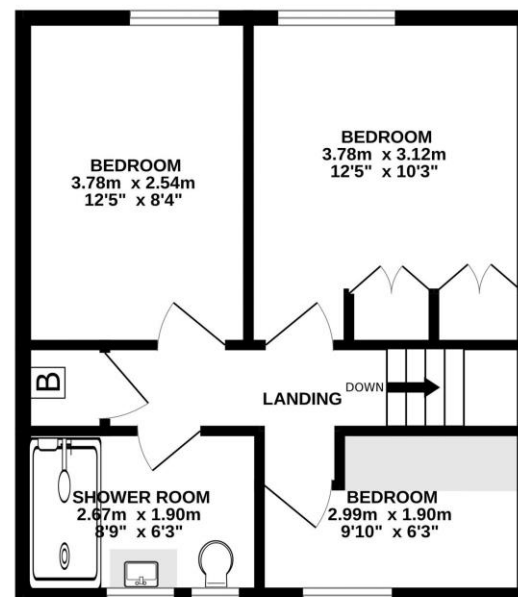
North Hill Close offers a wonderful blend of comfort, practicality, and community. With a quiet setting, modern presentation, and **NO ONWARD CHAIN**, it makes an ideal home for families, couples, or downsizers seeking convenience and charm within easy reach of Brixham's town and harbour.



GROUND FLOOR
45.2 sq.m. (486 sq.ft.) approx.



1ST FLOOR
37.7 sq.m. (406 sq.ft.) approx.



TOTAL FLOOR AREA : 82.9 sq.m. (892 sq.ft.) 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.
Made with Metropix ©2025



ENERGY PERFORMANCE RATING: C

COUNCIL TAX BAND: B

AGENTS NOTES: The Ofcom website indicates that standard and superfast broadband is available along with average mobile phone reception across all four networks.

VIEWINGS ARRANGEMENTS

Strictly by appointment through Eric Lloyd & Co

01803 852773

42 Fore Street, Brixham, TQ5 8DZ
brixham@ericlloyd.co.uk

01803 844466

6 Churston Broadway, Breadsands TQ4 6LE
churston@ericlloyd.co.uk

EricLloyd
&Co.

Eric Lloyd & Co wish to advise prospective purchasers that we have not checked the services or appliances. The sales particulars have been prepared as a guide only; any floor-plan or map is for illustrative purposes only. Eric Lloyd & Co, for themselves and for the vendors or lessors of this property whose agents they are give notice that: the particulars have been produced in good faith; do not constitute any part of a contract; no person in the employment of Eric Lloyd & Co has any authority to make or give any representation of warranty in relation to this property. Please be aware we may receive an introductory fee on recommendations for professional services.