



Pillar Avenue, Brixham, TQ5 8LF

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£275,000 Freehold



Occupying a level and highly convenient position within this popular residential area of Brixham, this **EXTENDED TWO BEDROOM LINKED BUNGALOW** offers deceptively spacious accommodation with excellent potential for further enhancement.

Available with **NO ONWARD CHAIN**, the property is ideally suited to those seeking comfortable single-level living within easy walking distance of local amenities, whilst presenting an exciting opportunity for purchasers wishing to modernise and personalise their next home.

Larger than it first appears from the roadside, the accommodation is thoughtfully arranged throughout. An entrance hall with a useful cloaks cupboard leads into a well-proportioned lounge featuring an attractive fireplace with decorative surround, creating a welcoming focal point. A wide square opening flows naturally into the impressive sun lounge/dining room, providing a superb additional reception space ideal for entertaining or everyday living. This bright room benefits from a fitted fireplace, recently renewed roof covering and fresh decoration. Windows and French doors open directly onto the enclosed rear garden, allowing plenty of natural light to flood the interior.

Positioned at the front of the property, the dual-aspect kitchen is fitted with a comprehensive range of cupboards and worktops, offering excellent storage and preparation space.

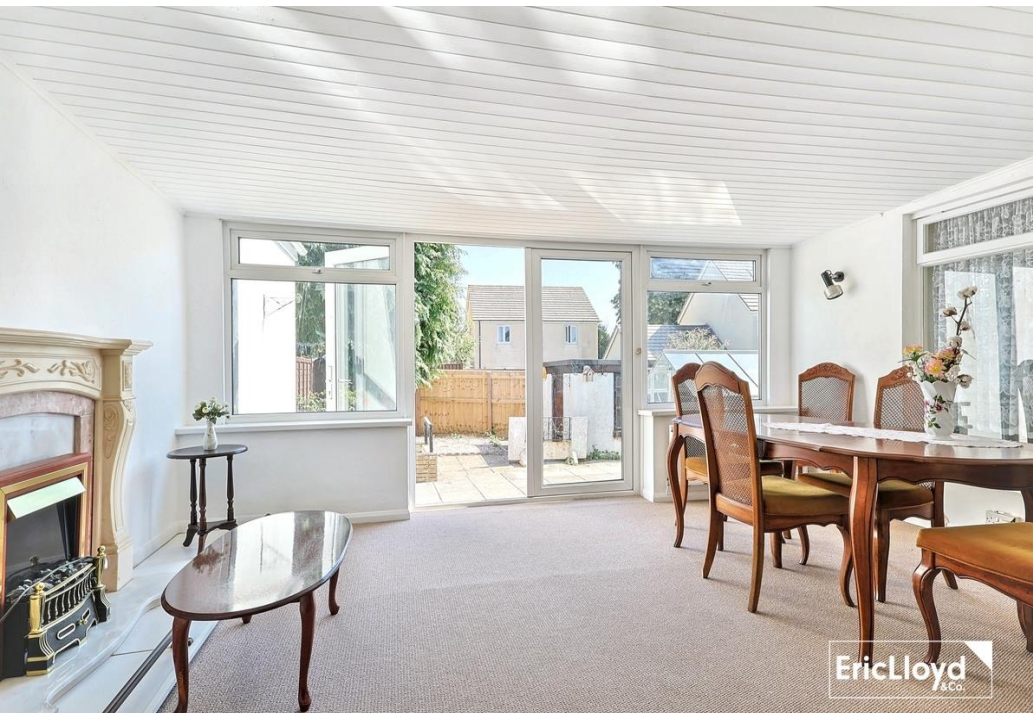
Integrated appliances include a built-in double oven and grill with a four-ring electric hob, while a larger cupboard houses a freestanding fridge. A compact dishwasher, washing machine and freezer are all included within the sale, making the property ready for immediate occupation.

An inner hallway, accessed from the lounge, incorporates an airing cupboard housing the hot water cylinder and leads to the shower room. The shower room is fitted with a double-length shower enclosure, pedestal wash hand basin and low-level W.C, together with two loft access hatches providing valuable additional storage. Both bedrooms are comfortable doubles. The principal bedroom enjoys fitted wardrobes and has been extended to create a useful dressing area, offering flexibility and additional storage. The second bedroom overlooks the rear garden and benefits from a full-width triple fitted wardrobe, making it equally well equipped.

Externally, the front garden is arranged with a lawn, gravelled borders and a private driveway providing off-road parking. To the rear, the enclosed garden has been designed for ease of maintenance with hard landscaping throughout and includes a greenhouse, garden shed and a particularly useful workshop/store, offering excellent space for hobbies, storage or DIY enthusiasts.

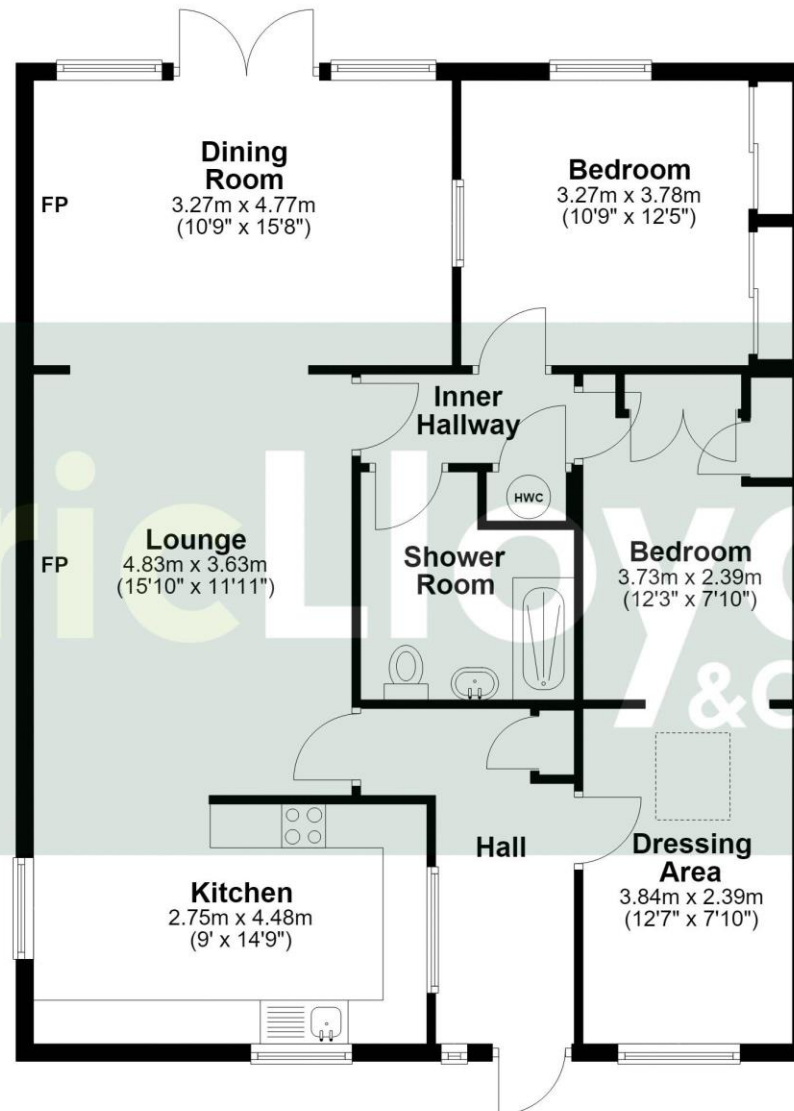
Pillar Avenue is a well-established residential location, particularly favoured for its level surroundings and everyday convenience. A parade of local shops is just a few minutes' walk away, while a regular bus service is situated around the corner, providing straightforward access to Brixham's bustling harbour, town centre, supermarkets and neighbouring towns.

Renowned for its picturesque fishing port, independent shops, cafés, restaurants and stunning South West Coast Path, Brixham offers an enviable coastal lifestyle. Combining generous accommodation, a practical location and outstanding scope for modernisation, this appealing bungalow represents an excellent opportunity for downsizers, retirees or buyers seeking a rewarding property project in one of South Devon's most desirable coastal towns.



Ground Floor

Approx. 95.6 sq. metres (1028.5 sq. feet)



Total area: approx. 95.6 sq. metres (1028.5 sq. feet)

This floorplan is only for illustration purposes and measurements of rooms and locations of doors, windows, etc are approximate and no responsibility is taken for any errors or omissions
Plan produced using PlanUp.



ENERGY PERFORMANCE RATING: D

COUNCIL TAX BAND: C

AGENTS NOTES: The Ofcom website indicates that standard, superfast and ultrafast broadband is available and that mobile performance is as follows: EE 82% / VODAPHONE 82% / O2 74% /THREE 71%

VIEWINGS ARRANGEMENTS

Strictly by appointment through Eric Lloyd & Co

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