



North Boundary Road, Brixham, TQ5 8LH

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£245,000 Freehold

Offered for sale with **NO ONWARD CHAIN**, this immaculately presented **TWO BEDROOM MID TERRACE HOUSE** has been recently redecorated throughout and is ready for its next owners to move straight in and enjoy. An added benefit is the **SINGLE LOCK UP GARAGE**, located in the nearby block. Combining stylish interiors with practical living space, the property occupies a convenient residential setting, accessed via a pedestrian walkway, just moments from the popular Pillar Avenue shopping parade. Here you'll find a convenience store, hardware shop and other everyday amenities, while regular bus services on nearby North Boundary Road provide excellent links to Brixham town centre, the harbour and surrounding areas.

A well-kept front garden, with an attractive Indian sandstone pathway, creates an inviting approach to the property.

The kitchen has been thoughtfully designed with a range of cream-fronted cabinetry complemented by stone-effect worktops, incorporating a stainless steel sink, electric hob with oven below and space for a freestanding fridge freezer. Bright and functional, it provides everything required for modern day-to-day living.

Spanning the full width of the rear of the property, the lounge/dining room is undoubtedly the heart of the home. This generous reception space enjoys an abundance of natural light thanks to wide sliding patio doors with full-height glazed panels to either side, seamlessly connecting the indoors with the garden beyond. Tiled flooring enhances the contemporary feel, while a useful under-stairs storage cupboard provides valuable additional space.

Outside, the fully enclosed rear garden has been designed for ease of maintenance, with an attractive patio creating the perfect setting for morning coffee, or simply relaxing. A rear gate provides convenient pedestrian access onto the service road behind.

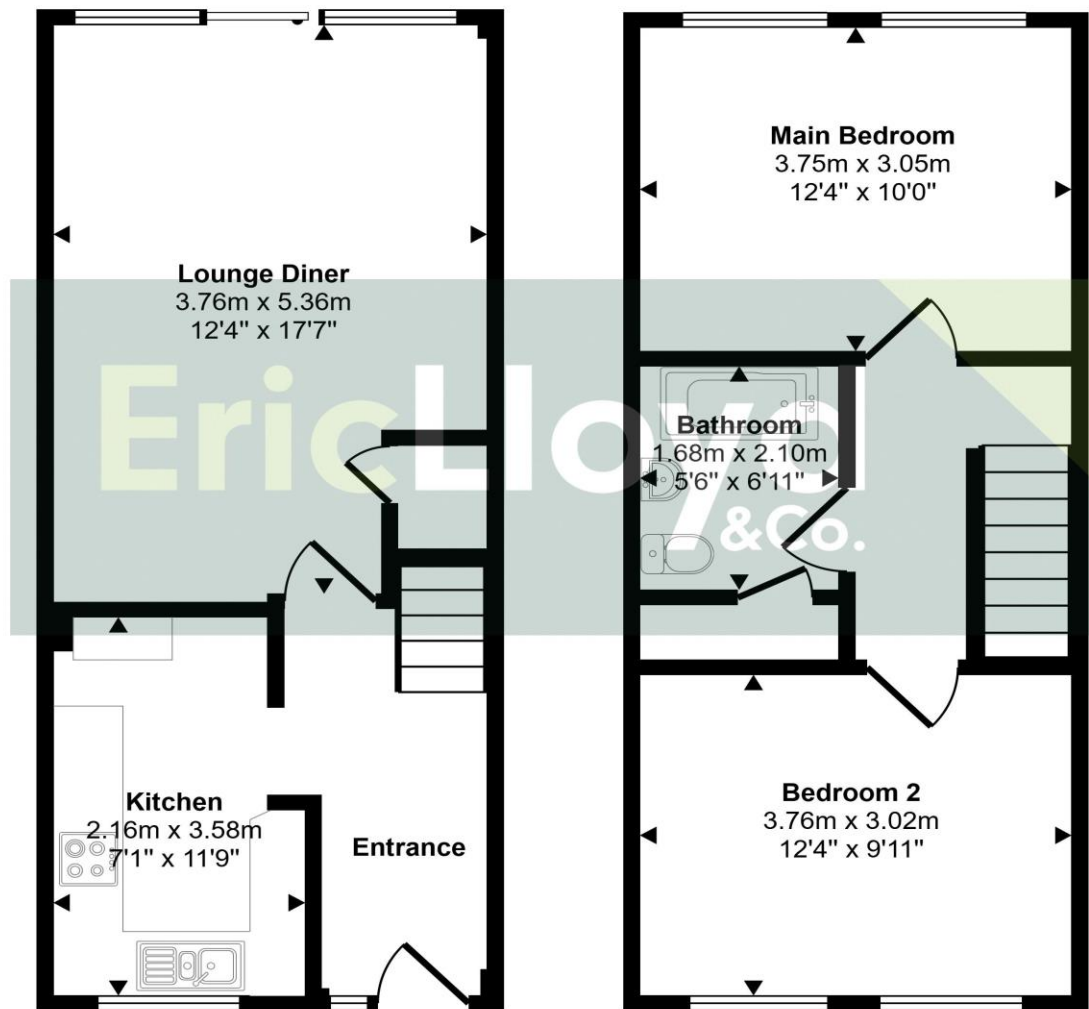
The first floor offers two comfortable double bedrooms, each well-proportioned and filled with natural light, making them equally suited to family living, guests or those working from home.

Completing the accommodation is a beautifully appointed contemporary bathroom, featuring a shower bath with luxurious rainfall shower and separate handheld attachment, elegant wall panelling, glass shower screen and an electric heated towel rail. A built-in cupboard discreetly accommodates plumbing for a washing machine and houses the modern Glow-worm combination boiler.

Whether you're taking your first step onto the property ladder, searching for a lock-up-and-leave coastal home or looking for an investment in one of Brixham's most convenient residential locations, this superb home offers an exceptional opportunity to enjoy comfortable, low-maintenance living with amenities quite literally on your doorstep.



Approx Gross Internal Area
69 sq m / 741 sq ft



Ground Floor
Approx 35 sq m / 372 sq ft

First Floor
Approx 34 sq m / 369 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



ENERGY PERFORMANCE RATING: E

COUNCIL TAX BAND: B

AGENTS NOTES: This property is on all mains services. The Ofcom website indicates that mobile and broadband reception is available at this address.

VIEWINGS ARRANGEMENTS

Strictly by appointment through Eric Lloyd & Co

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