



North Boundary Road, Brixham, TQ5 8LA

EricLloyd
&Co.

ERICLLOYD
&Co.

www.ericlloyd.co.uk

£180,000 Freehold

**A 2 Bedroom End Terrace House situated on the level
on North Boundary Road**



This **END-TERRACE HOUSE** now in need of complete refurbishment, offers an exciting opportunity for buyers seeking a blank canvas to create a modern and welcoming home.

Conveniently positioned on the level in the popular North Boundary area on the Furzeham side of Brixham, the property enjoys an exceptionally handy location. Just a few steps away is a small parade of local shops, including a popular convenience store, with a public house adjoining. A regular bus service runs along North Boundary Road providing easy access to the town centre, while Battery Gardens, renowned for its spectacular sea views, is only a short level walk away.

To the front of the property is a brick-paved garden, with a useful gated side access leading to the rear garden. The accommodation begins with a small entrance lobby opening into the hallway. The kitchen, located at the front of the house, is currently fitted with white-fronted units and built-in cooking appliances, though it would now benefit from modernisation. At the rear, a spacious lounge/dining room provides ample space for both seating and dining.

Large sliding patio doors flood the room with natural light and open into a generous conservatory, offering pleasant views over the garden.

The first-floor landing is bright and airy, leading to two double bedrooms, both of good proportions, and a bathroom currently fitted with a pale pink Shell. The property benefits from gas-fired central heating and uPVC double glazing throughout. Outside, the level, enclosed rear garden enjoys a sunny aspect and presents further scope to create a relaxing outdoor space.

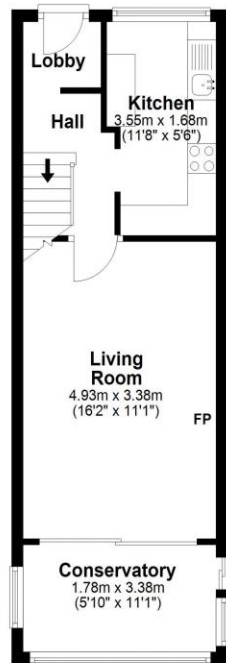
An additional advantage is a garage located in a separate block at the far end of the terrace.

Offered with **NO ONWARD CHAIN**, this property is not for the faint-hearted, but for the right buyer it represents a fantastic opportunity. Early viewing is strongly recommended.



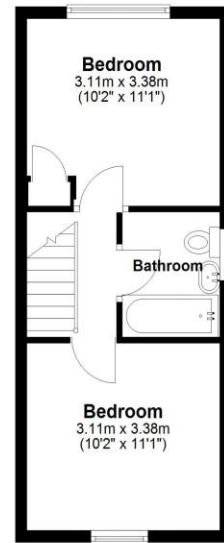
Ground Floor

Approx. 35.3 sq. metres (380.4 sq. feet)



First Floor

Approx. 28.7 sq. metres (309.0 sq. feet)



Total area: approx. 64.0 sq. metres (689.4 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: B

AGENTS NOTES: The property benefits from mains gas, electric and drainage connection. The Ofcom website indicates that broadband and mobile phone reception are available at this address.

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.