



Pillar Avenue, Brixham, TQ5 8LB

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£229,950 Freehold

This **THREE BEDROOM TERRACED HOUSE** offers well-proportioned accommodation throughout, making it an ideal home for families, first-time buyers or those looking for a property with excellent potential. The property enjoys a convenient location with local shops, a primary school and regular bus services all within easy reach. Offered for sale with **NO ONWARD CHAIN**.

Externally, the property benefits from a private driveway and garage, providing valuable off-road parking and additional storage. To the rear is a pleasant enclosed, paved garden, which enjoys a sunny South East aspect and offers a low-maintenance outdoor space that is ideal for relaxing, entertaining friends and family or enjoying the warmer months.

On entering the property, you are welcomed into a useful porch area, providing a practical entrance space and a convenient area for coats, shoes and everyday items. An internal door from the porch gives direct access into the garage, providing excellent convenience and additional flexibility. From the porch, you continue into the main open-plan living and dining room. This generously proportioned space provides a comfortable and versatile area for both everyday family life and entertaining.

From the dining area, there is access into the good-sized kitchen. The kitchen provides a practical range of storage and preparation space and is supplied with free-standing white goods. A good-sized window overlooking the rear garden allows an abundance of natural light into the room and provides a pleasant outlook over the enclosed garden.

Stairs rise from the living room to the first-floor landing, giving access to three well-proportioned double bedrooms and the family bathroom.

The main bedroom is a good size and benefits from built-in wardrobes, providing valuable integrated storage while leaving plenty of space for bedroom furniture.

The family bathroom is a good-sized room and features a bath with an overhead shower, providing the convenience of both bathing and showering facilities. There is also an airing cupboard, which houses the property's Worcester boiler and provides useful additional storage.

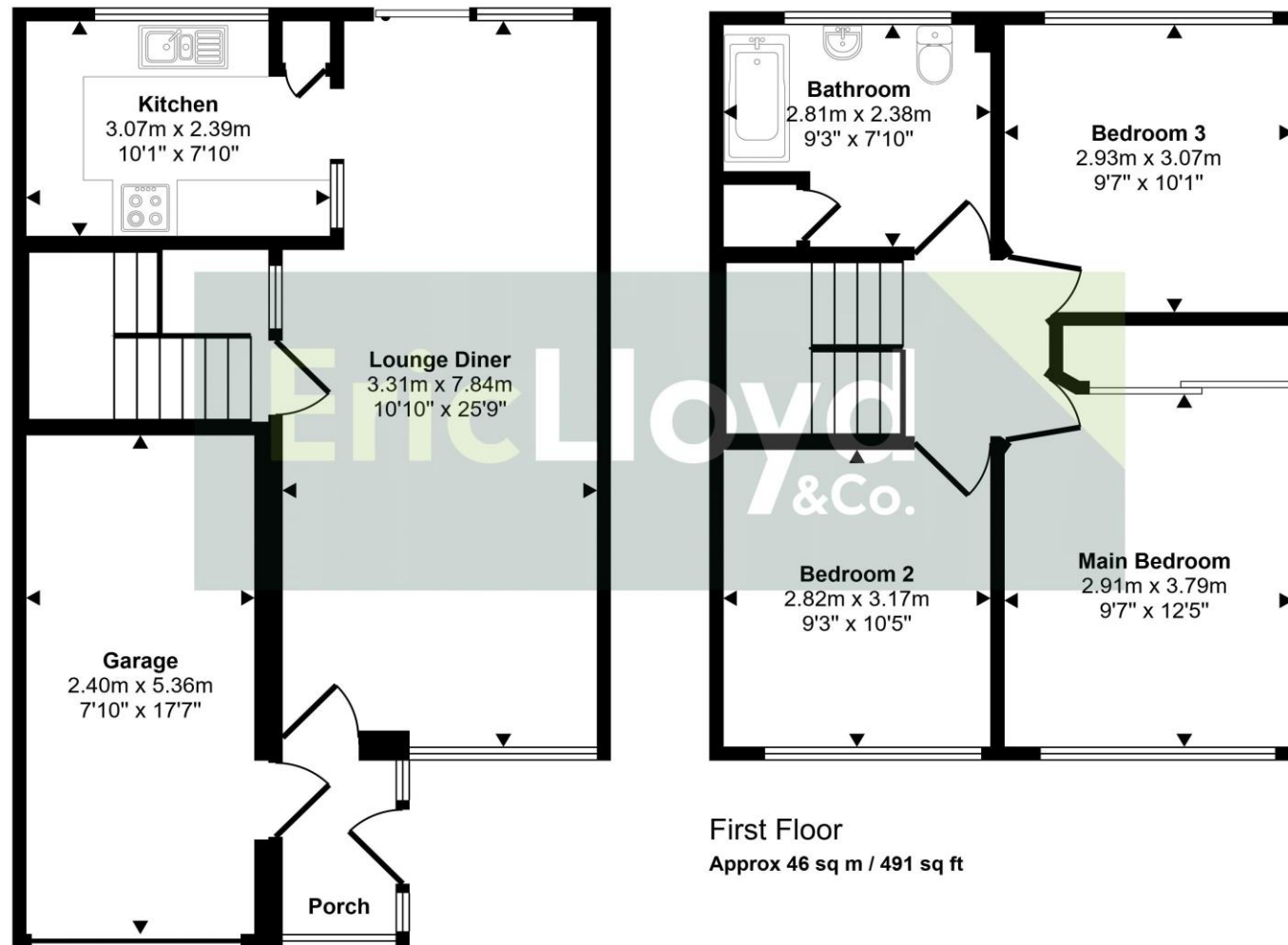
The rear garden is a particularly appealing feature of the property. It is fully enclosed, paved and enjoys plenty of sunshine, creating a pleasant and low-maintenance outdoor space.

The property is conveniently positioned on Pillar Avenue, with a local bus route close by, providing useful transport links to surrounding areas. Local shops are also nearby for everyday essentials, while a primary school is within easy reach.

Overall, this is a well-proportioned and versatile three-bedroom terraced home, offering excellent practical features including a driveway, garage, enclosed sunny rear garden, double glazing and central heating.



Approx Gross Internal Area
101 sq m / 1083 sq ft



First Floor
Approx 46 sq m / 491 sq ft

Ground Floor
Approx 55 sq m / 592 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: D

COUNCIL TAX BAND: C

AGENTS NOTES: The property is on all mains services. 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

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