



Pavilions Close, Brixham, TQ5 8BU

Eric Lloyd
& Co.

www.ericlloyd.co.uk

£315,000

A well-presented three-bedroom property in Brixham.

Situated within the popular Pavilions development in Brixham, this beautifully presented **THREE BEDROOM END TERRACED HOUSE** offers well-proportioned accommodation, a sunny enclosed private rear garden, allocated parking and attractive communal gardens to the front. **OFFERED FOR SALE WITH NO ONWARD CHAIN**, this lovely property is finished to a high standard and would make an ideal family home, first-time purchase or investment.

On entering the property, you are welcomed by an inviting hall area, with a downstairs WC conveniently positioned to the left, together with space for coats and shoes. The good-sized kitchen is situated to the right and benefits from attractive wood-effect units, ample worktop and storage space, and room for a washing machine, freestanding fridge and freezer. A window overlooks the beautifully maintained communal gardens to the front, providing a pleasant outlook.

To the rear of the property is a spacious and welcoming living room, with plenty of room for comfortable seating and a dining table. There is also a useful under-stairs storage cupboard. Double doors open directly onto the rear garden, creating a lovely connection between the living space and outside.

The enclosed rear garden is a particular feature of the property. Enjoying a sunny aspect, it provides a good-sized outdoor space for relaxing, entertaining or gardening. A convenient gate gives access to the allocated parking space, while a pathway alongside the garden leads around to the front of the property.

Upstairs, the property offers three bedrooms. The master bedroom is positioned to the front and benefits from its own en-suite shower room, complete with shower, wash basin and WC. Two further bedrooms are located to the rear, providing flexible accommodation for family, guests or home working. The family bathroom is finished in white and comprises a bath with shower over, WC and wash basin. A useful airing cupboard is also located along the landing. Further benefits include gas central heating and double glazing throughout.

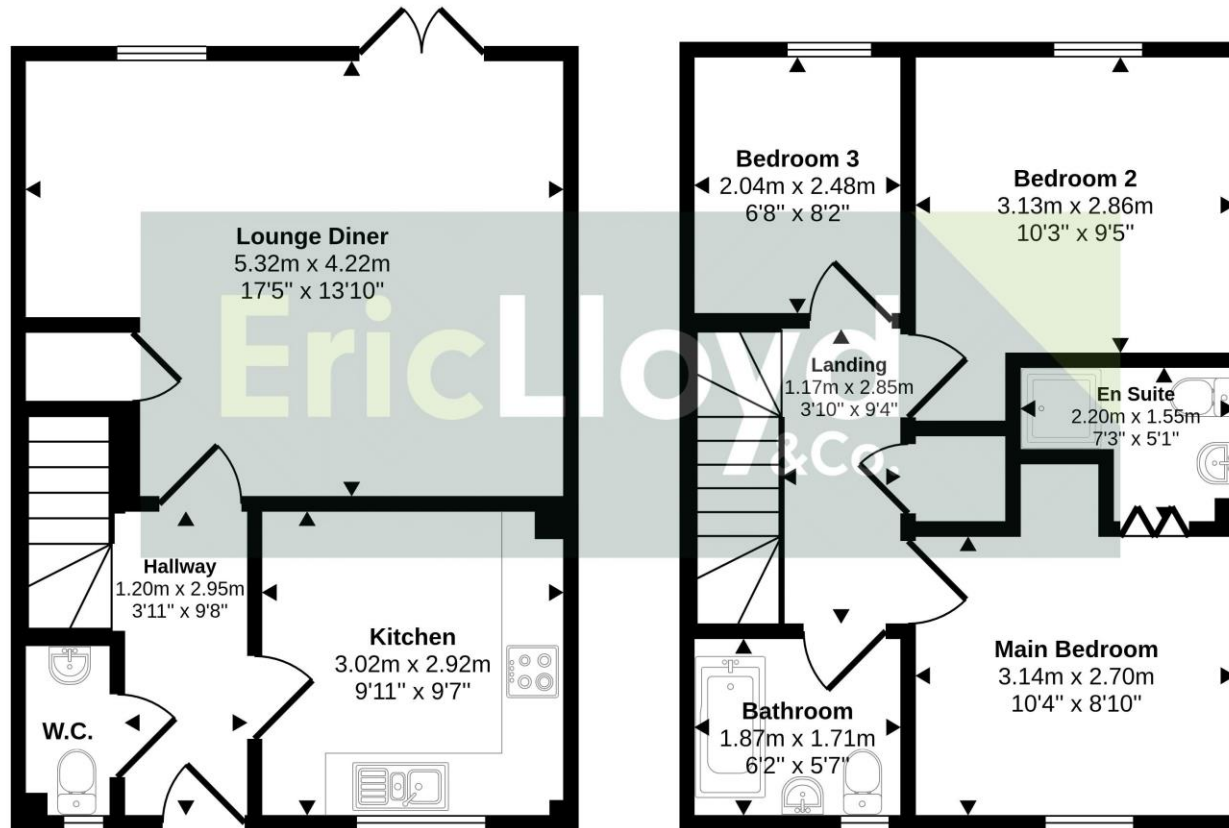
The Pavilions is a popular residential development situated in Brixham, a charming coastal town renowned for its picturesque harbour, beautiful coastline and traditional fishing heritage. Brixham offers a good range of local shops, cafés, restaurants, schools and everyday amenities, while the harbour and waterfront provide a wonderful setting for walks and leisure time. The surrounding South Devon coastline offers numerous beaches, coastal paths and scenic countryside, making the area particularly appealing for those looking to enjoy a relaxed seaside lifestyle.

An annual maintenance charge of in the region of £250 is payable by this property for the maintenance and upkeep of the grounds associated with Pavilions Close

Overall, this is a fantastic opportunity to purchase a well-maintained three-bedroom end-of-terrace home with allocated parking, sunny enclosed garden, communal gardens, central heating, double glazing and no onward chain



Approx Gross Internal Area
78 sq m / 838 sq ft



Ground Floor
Approx 39 sq m / 422 sq ft

First Floor
Approx 39 sq m / 416 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: C

COUNCIL TAX BAND: C

AGENTS NOTES: The Ofcom suggests that broadband and mobile are available.

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.