



33 North Hill Close, Brixham, TQ5 8RY  
Freehold House - Semi-Detached  
£265,000

**boyce**brixham  
email [property@ljboyce.co.uk](mailto:property@ljboyce.co.uk) call 01803 852736

Peacefully positioned within the highly sought-after 'Spanish Villas' development, this spacious two-bedroom end-terrace home enjoys a safe, traffic-free setting with attractive communal gardens to the front and a private, sunny rear garden. Conveniently located within walking distance of Pillar Avenue shops, local pubs, bus routes and scenic coastal walks, it offers the perfect balance of tranquillity and convenience.

The property benefits from one allocated parking space to the rear and a large integral garage with light and power, offering excellent storage or workshop potential.

Inside, an entrance hall leads to a generous lounge overlooking the attractive communal gardens, while the spacious kitchen/diner provides ample cupboard space, a useful pantry and patio doors opening onto the enclosed, low-maintenance rear garden with patio seating area.

Upstairs are two excellent double bedrooms, both enjoying pleasant outlooks, together with a well-presented family bathroom and separate WC. A versatile walk-in wardrobe/study provides valuable additional space and offers potential to create a third bedroom (subject to the installation of a Velux window and any necessary consents).

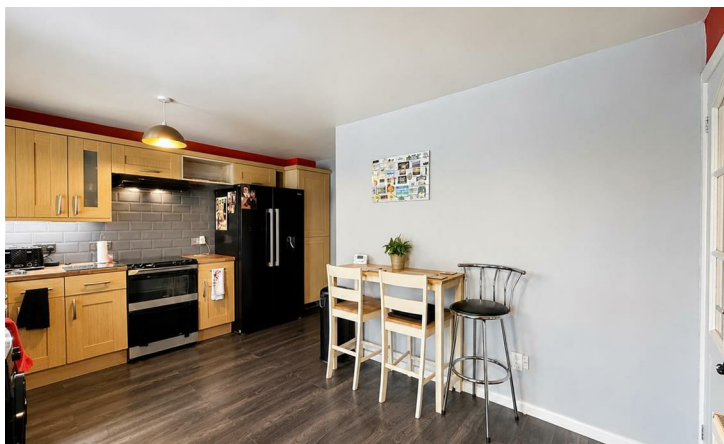
The owner has advised there is a maintenance charge of approximately £30 per month (£360 per annum), covering the upkeep of the communal gardens, estate lighting and public liability insurance.

**Council Tax Band: B**



- Beautifully Presented Throughout
- Large Garage + One Allocated Parking Space
- Neatly Tucked Away For Peace & Privacy

- Two Spacious Double Bedrooms
- Sunny, Open Aspect To The Front
- Freehold / Council Tax Band B

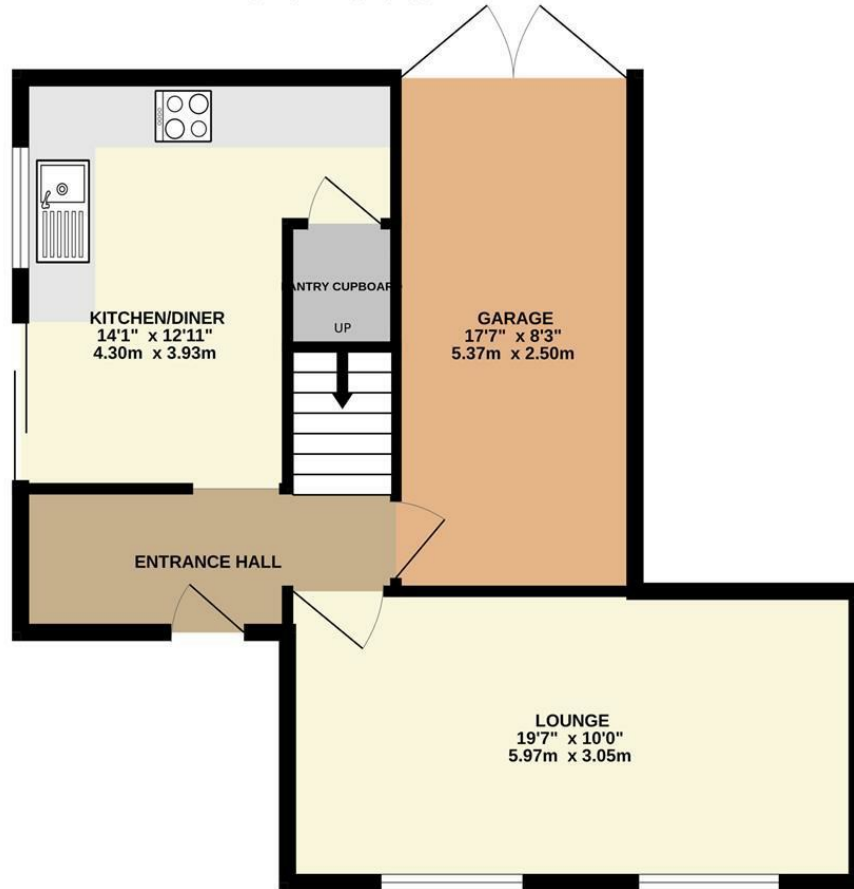


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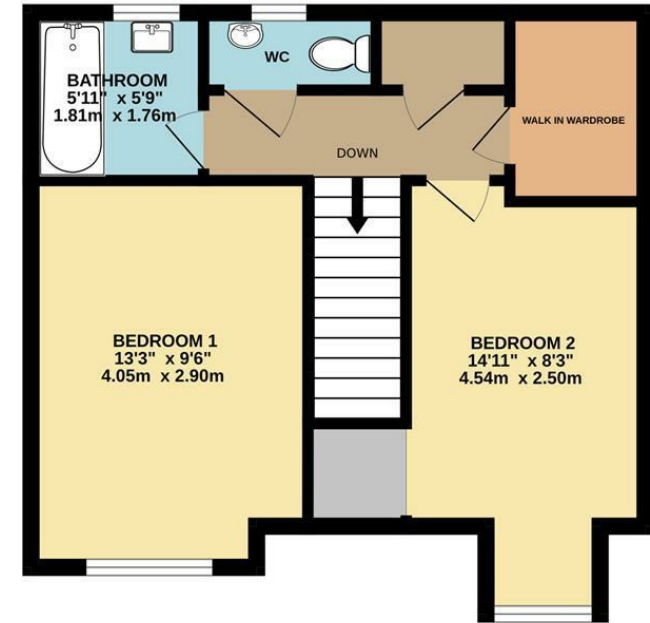




GROUND FLOOR  
581 sq.ft. (54.0 sq.m.) approx.



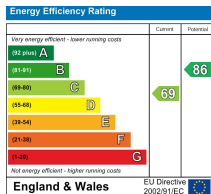
1ST FLOOR  
395 sq.ft. (36.7 sq.m.) approx.



TOTAL FLOOR AREA : 976 sq.ft. (90.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Current EPC Rating: C



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Please note floorplans are to be used as a guide only. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of the property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from their solicitor. You are advised to check the availability of this property before travelling distance to view.

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