





Southdown Avenue
Torbay
TQ5 0AN

Offers in Excess of £
270,000.00

bettermove

Southdown Avenue - Torbay

Bettermove are proud to present this 2 bedroom semi-detached house in Brixham.

The property benefits from double glazing, and gas central heating throughout, with off street parking available via a private driveway.

The council tax band is C.

The interior of this beautifully presented property comprises a spacious living room with a recently installed feature wood burner, a modern fitted kitchen with direct access to the rear garden, two well-proportioned double bedrooms, one of which is currently utilised as a dining room, and a family bathroom on the ground floor. The first floor consists of an impressive principal bedroom with a spacious en-suite wet room and far-reaching views across Brixham towards Torquay. The exterior boasts a private rear garden, perfect for enjoying the summer months.

Located in a sought-after semi-rural setting on the outskirts of the popular coastal town of Brixham, Devon, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Brixham town centre, St Mary's Square, picturesque countryside walks and the South West Coast Path are all within easy reach. Excellent transport connections can be found via local bus services, Paignton railway station and the A380, providing convenient access to Torquay, Newton Abbot and surrounding areas.

This exciting opportunity should not be missed. All enquiries can be made through Bettermove.

BEDROOMS	BATHROOMS	RECEPTIONS	TENURE
2	2	2	Freehold

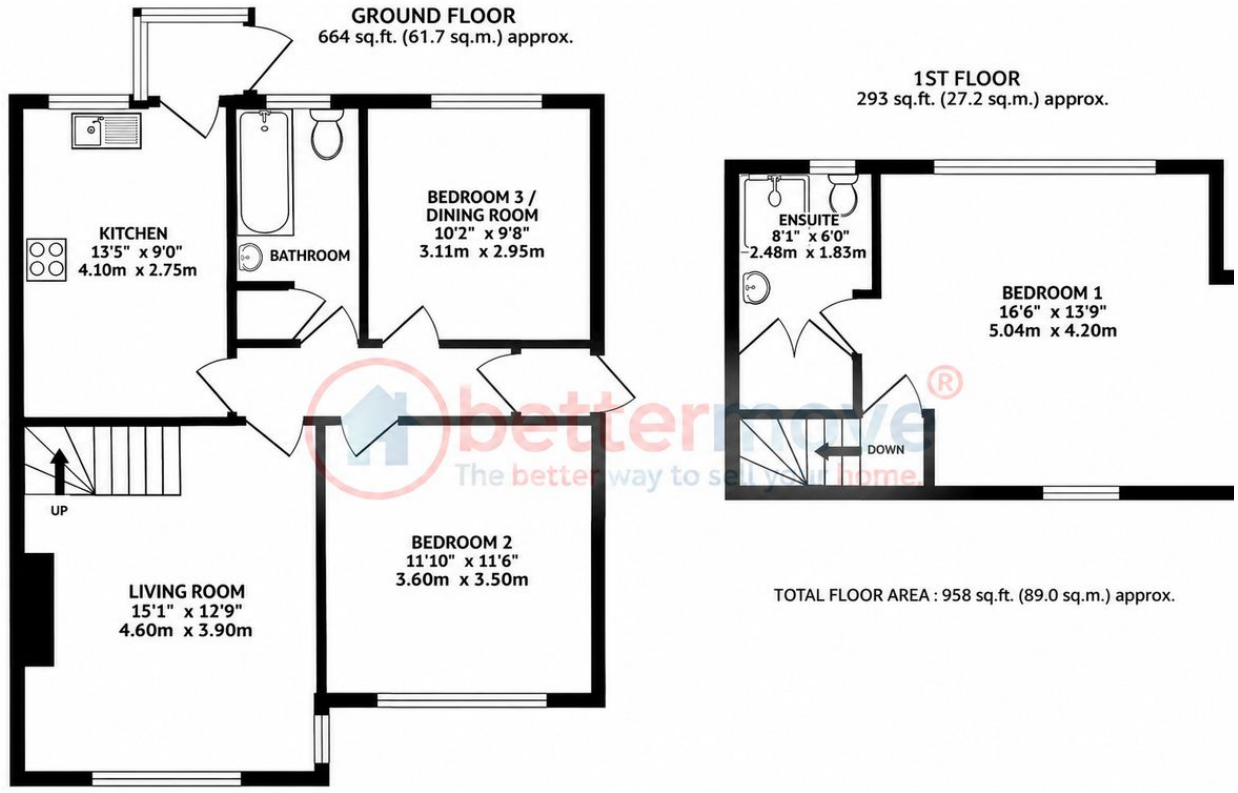








Floor Plan


GROUND FLOOR
664 sq.ft. (61.7 sq.m.) approx.
KITCHEN
13'5" x 9'0"
4.10m x 2.75m
BATHROOM
BEDROOM 3 /
DINING ROOM
10'2" x 9'8"
3.11m x 2.95m
UP
LIVING ROOM
15'1" x 12'9"
4.60m x 3.90m
BEDROOM 2
11'10" x 11'6"
3.60m x 3.50m
1ST FLOOR
293 sq.ft. (27.2 sq.m.) approx.
ENSUITE
8'1" x 6'0"
2.48m x 1.83m
BEDROOM 1
16'6" x 13'9"
5.04m x 4.20m
DOWN
TOTAL FLOOR AREA : 958 sq.ft. (89.0 sq.m.) approx.

Energy Efficiency Rating	Current	Potential
(92 to 100) A		
(81 to 91) B		
(69 to 80) C		78
(55 to 68) D	62	
(39 to 54) E		
(21 to 38) F		
(1 to 20) G		

Environmental Impact Rating	Current	Potential
(92 to 100) A		
(81 to 91) B		
(69 to 80) C		73
(55 to 68) D	56	
(39 to 54) E		
(21 to 38) F		
(1 to 20) G		







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