



15 Hillside Road, Brixham, TQ5 9JE
Freehold House - Semi-Detached
£264,495

boycebrixham
email property@ljboyce.co.uk call 01803 852736

Positioned on the ever-popular Hillside Road in Brixham, this beautifully presented three-bedroom semi-detached home offers generous living space, elevated views, and stylish accommodation throughout – ideal for families or those seeking a comfortable coastal lifestyle.

Step through a spacious entrance hall and into a full-length dual-aspect lounge/diner, flooded with natural light and featuring a charming bow-bay window to the front. This inviting space provides a perfect setting for both everyday living and entertaining. To the rear sits a well-appointed kitchen, immaculately presented with ample cupboard and worktop space, along with an inset gas hob. Just off the kitchen is a downstairs WC and utility room, a highly useful addition that's ready to be finished to suit a new buyer's needs and preferences.

Upstairs, the property has been cleverly reconfigured to provide three excellent-sized double bedrooms, achieved by converting the loft and reworking the original layout. Bedroom One is a generous dual-aspect room with built-in storage and boasts a wonderful open outlook across Brixham. Bedroom Three, overlooking the rear garden, is another spacious double with a private aspect and ample room for wardrobes. Bedroom Two, located on the second floor, is an impressive and stylish loft conversion, enjoying southerly elevated views via three Velux windows and benefitting from built-in storage. The accommodation is served by a modern and smart family shower room, finished in neutral tones.

Outside, the front of the property offers off-road parking with a low-maintenance gravelled frontage. To the rear is a sunny, private garden laid to attractive timber decking and arranged over two landscaped levels – an ideal setting for al fresco dining and entertaining. A useful clothes-drying area is neatly positioned to the side of the property.

Further benefits include gas central heating, UPVC double glazing, and the added bonus of being offered to the market with no onward chain. This is a wonderfully versatile and well-presented home in a desirable location, just a short distance from local amenities, schools, and Brixham's picturesque harbour.

Viewing is highly recommended to fully appreciate the space and quality on offer.

Council Tax Band: C



- Fantastic Semi-Detached House
- Three Double Bedrooms
- Sunny & Private Rear Garden
- Open View Over Brixham

- Convenient, Central Location
- Ample Off Road Parking
- Well Presented Throughout
- Offered With No Onward Chain



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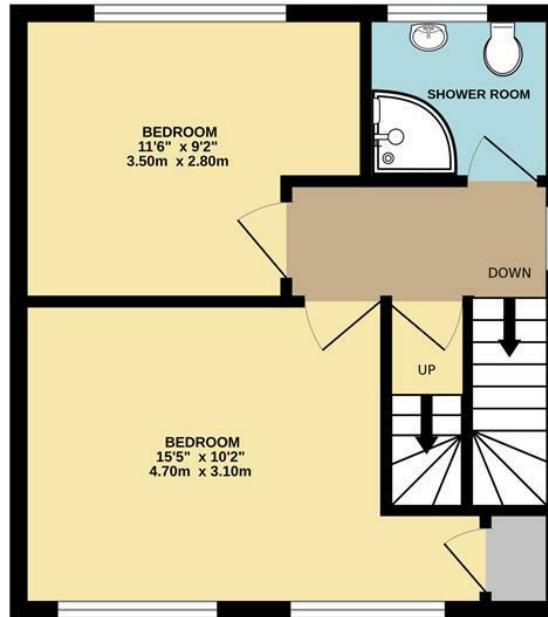


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GROUND FLOOR
393 sq.ft. (36.5 sq.m.) approx.



1ST FLOOR
349 sq.ft. (32.4 sq.m.) approx.



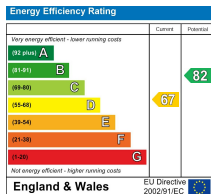
2ND FLOOR
215 sq.ft. (20.0 sq.m.) approx.



TOTAL FLOOR AREA : 956 sq.ft. (88.8 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: D



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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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