



Vicarage Close, Brixham, TQ5 8JQ



£259,950 Freehold



Situated in a quiet cul-de-sac just a short walk from the town centre, this spacious **TWO BEDROOM END OF TERRACED HOUSE** offers generous accommodation, excellent natural light, and a much larger than average garden.

Offered to the market with **NO ONWARD CHAIN**, this property presents an ideal opportunity for first-time buyers, downsizers, or investors alike. The accommodation is arranged over three floors and begins with an entrance hall on the ground floor, providing access to a convenient downstairs W.C. and an integrated garage, ideal for storage or secure parking. Stairs rise to the main living level where the property really begins to impress.

The bright and airy open plan lounge/dining room enjoys a pleasant outlook to the front, with doors opening onto a balcony. As an end terrace property, additional side windows flood the room with natural light, creating a warm and welcoming atmosphere throughout.

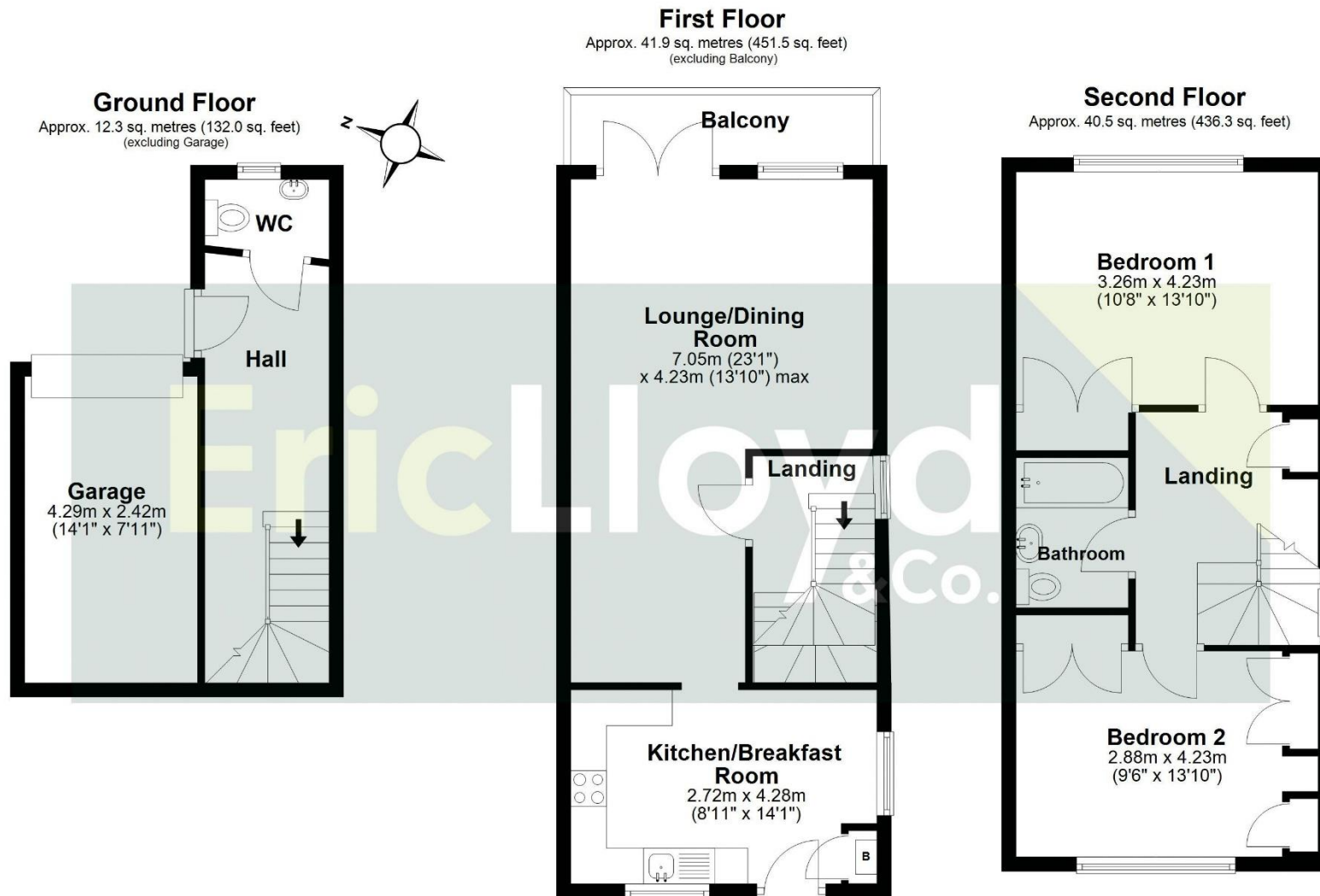
To the rear, the kitchen is fitted with a range of wood effect units complemented by granite effect worktops, with ample space for white goods. Double doors lead directly out to the rear garden, making it ideal for entertaining and everyday family living. On the top floor are two well-proportioned double bedrooms.

The principal bedroom benefits from two sets of built-in wardrobes, one incorporating a dressing table area, while the second bedroom features a built-in wardrobe, as well as additional freestanding wardrobes. The family bathroom is conveniently positioned between the two bedrooms.

A real standout feature of this home is the rear garden, which is considerably larger than many others within the road. Arranged over terraced levels, it offers a variety of secluded seating areas perfect for outdoor dining, entertaining, or simply enjoying the peaceful surroundings. Gated side access leads round to the front of the property.

Parking is conveniently located within the cul-de-sac opposite the house, and with the town centre within walking distance, the property combines peaceful residential living with easy access to local amenities, shops, and the harbour.

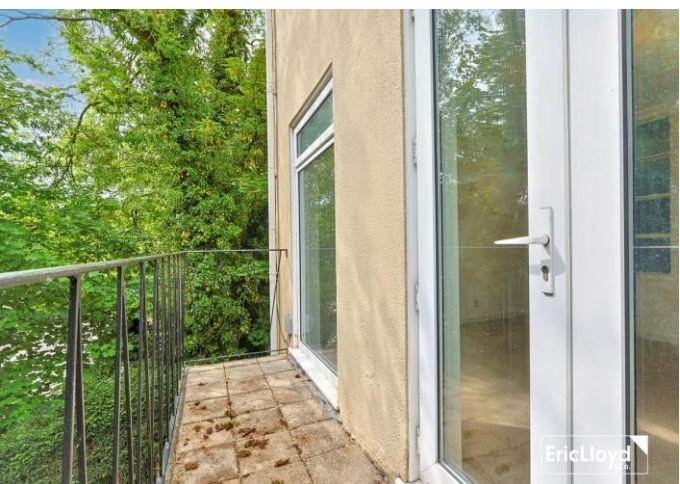




Total area: approx. 94.7 sq. metres (1019.8 sq. feet)

This floorplan is only for illustration purposes and measurements of rooms and locations of doors, windows, etc are approximate and no responsibility is taken for any errors or omissions

Plan produced using PlanUp.



ENERGY PERFORMANCE RATING: D

COUNCIL TAX BAND: B

AGENTS NOTES: The Ofcom website indicates that standard, superfast and ultrafast broadband is available and that mobile performance is as follows: VODAPHONE 82% /EE 80% /THREE 73% / O2 70%

VIEWINGS ARRANGEMENTS

Strictly by appointment through Eric Lloyd & Co

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