



North Hill Close, Brixham, TQ5 8RX

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£229,950 Freehold



Situated on the popular private residential estate in the Furzeham area of Brixham, locally known as the Spanish Estate, this **TWO BEDROOM HOUSE** offers well-proportioned accommodation, an enclosed rear garden, a garage within a separate block and an allocated parking space.

Built during the 1980s, the estate remains a sought-after residential location, providing an appealing setting for first-time buyers, couples, small families or those seeking a property as a buy-to-let investment.

The property occupies a pleasant walkway position and is offered for sale with **NO ONWARD CHAIN**, making it an attractive proposition for buyers looking for a straightforward purchase. Further benefits include double glazing and gas-fired central heating.

The accommodation begins with an entrance hall featuring a generous walk-in cupboard housing the gas-fired combination boiler, together with a staircase rising to the first floor and useful storage space beneath. To the rear of the property is a spacious lounge/dining room, providing ample room for both comfortable seating and dining furniture. A window and glazed doors overlook and open directly onto the enclosed rear garden, creating a pleasant connection between the indoor living space and the outside area.

The kitchen is also a good size and is fitted with a range of white-fronted wall and base units, complemented by contrasting black work surfaces and tiled surrounds. Integrated cooking facilities include a built-in electric oven, gas hob and extractor hood, with additional spaces provided for a fridge and washing machine. An open serving hatch connects the kitchen with the lounge/dining room, offering a practical feature for everyday living and entertaining.

On the first floor, the landing benefits from a large storage cupboard, along with a further built-in cupboard, helping to maximise the available storage throughout the home.

There are two double bedrooms, providing comfortable sleeping accommodation, together with a bathroom fitted with a bath, pedestal wash hand basin and close-coupled W.C.

Outside, the enclosed rear garden offers a private area for relaxing or enjoying outdoor dining. The property also benefits from a garage situated in a separate block and an allocated parking space, valuable additions within this popular residential development.

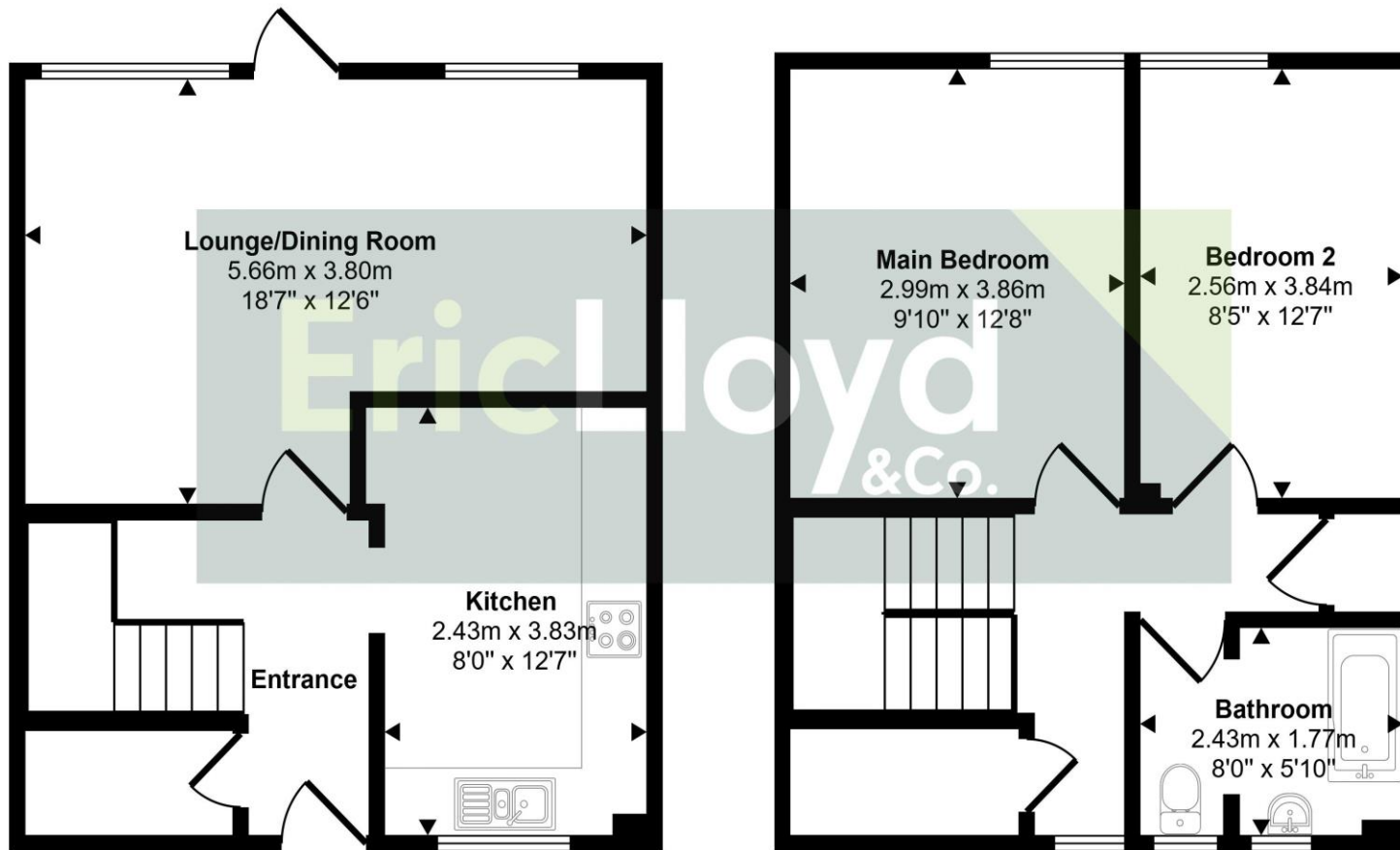
Please note: A monthly contribution of £30 is payable towards the general upkeep and maintenance of the estate's communal areas and parking spaces.

Furzeham is an established residential area of Brixham, with local shopping facilities and Furzeham primary school within easy reach, there is also a great local bus service to the town center and waterfront.

Brixham offers a range of independent shops, cafés, restaurants and everyday amenities, alongside access to coastal walks and the wider attractions of the English Riviera. The town also provides convenient connections to neighbouring Torbay locations, including Paignton and Torquay.



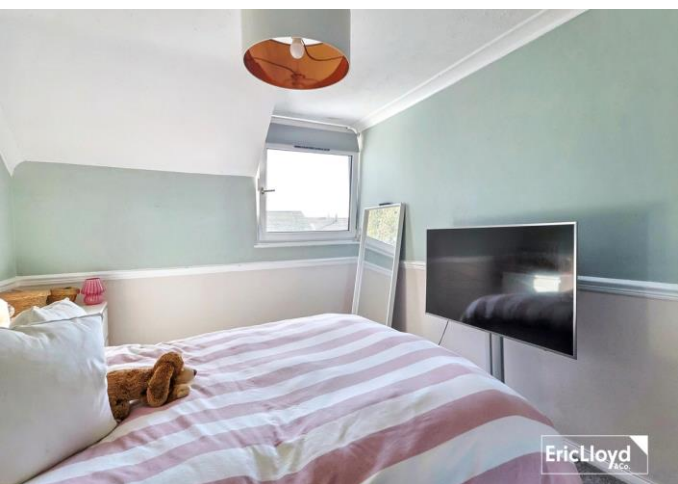
Approx Gross Internal Area
78 sq m / 838 sq ft



Ground Floor
Approx 39 sq m / 420 sq ft

First Floor
Approx 39 sq m / 419 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: D

COUNCIL TAX BAND: B

AGENTS NOTES: The Ofcom website indicates that standard and superfast broadband is available and that mobile performance is as follows: EE 83% / VODAPHONE 83% / O2 77% / THREE 75%

VIEWINGS ARRANGEMENTS

Strictly by appointment through Eric Lloyd & Co

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