



15 Pavilions Close, Brixham, TQ5 8BU  
Freehold Coachhouse  
£169,950

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Situated within the popular residential setting of Pavilions Close, this beautifully presented two-bedroom coach house offers a superb opportunity for first-time buyers, investors, or those seeking a low-maintenance coastal home.

Offered chain-free and ready for immediate occupation, the property combines contemporary living with practical design in a highly convenient location.

Upon entering, a private entrance hall leads to the first floor, where the home opens into a bright and spacious open-plan kitchen, dining, and living area—the true heart of the property. The kitchen is fitted with attractive wooden cabinetry, granite-effect work surfaces, and an integrated oven, while the living space benefits from a dual-aspect layout, flooding the room with natural light.

The accommodation further comprises two well-proportioned bedrooms and a modern shower room, making it an ideal setup for comfortable everyday living or rental appeal.

Externally, the property enjoys the advantage of an allocated parking space located directly opposite, along with a useful external storage area.

Perfectly positioned, the property is within easy reach of local amenities, including a nearby convenience store on Pillar Avenue and regular bus services along Northfields Lane. The bustling harbour town of Brixham, with its array of shops, eateries, and coastal walks, is just a short distance away.

**MAINTENANCE CHARGE**

There is an annual charge of £234 for the maintenance of Pavilions Close. This is used to maintain the surrounding gardens, power the street lights, central T.V aerial and insurance.

**AGENTS NOTES**

There is a garage with the property however it is owned on a 999 year lease from 2010 by a separate owner. Neighbours have a right of way under the archway to access the parking area.

**Council Tax Band: B**



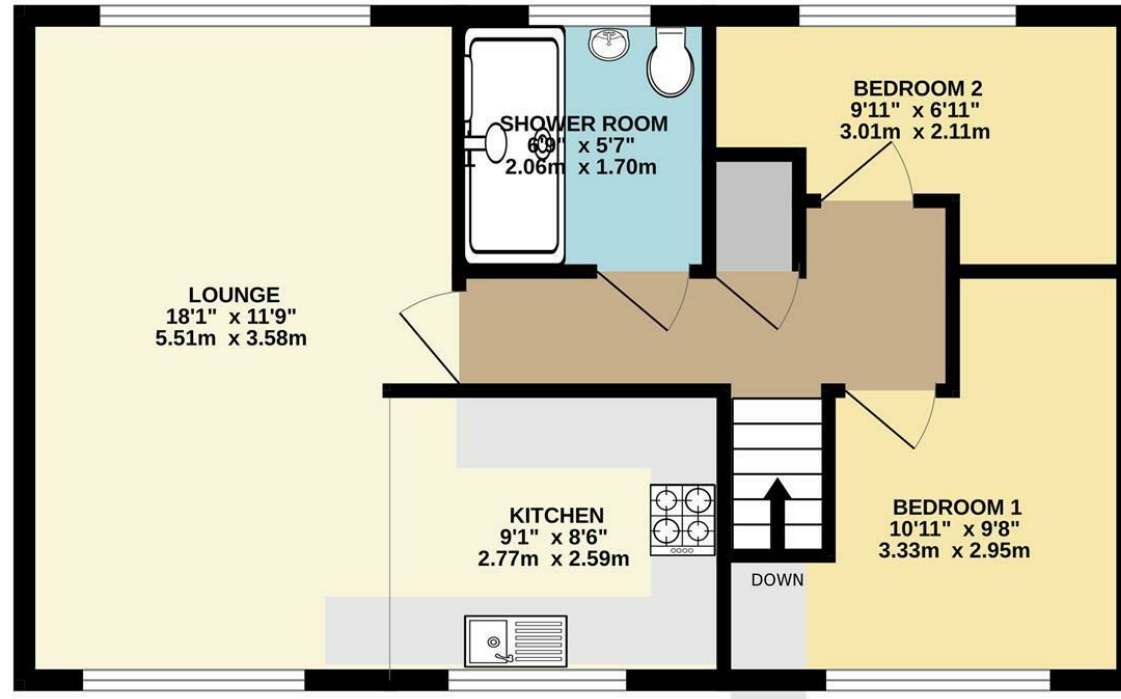
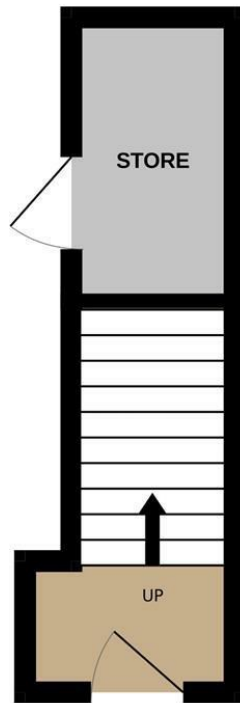
- Low Maintenance 2 Bed Coach House
- Very Comfortable And Cheap To Run
- Offered With No Onward Chain
- Large Living Room To Modern Kitchen
- Super Convenient Furzeham Location
- Freehold - Council Tax Band B





GROUND FLOOR  
85 sq.ft. (7.9 sq.m.) approx.

1ST FLOOR  
537 sq.ft. (49.9 sq.m.) approx.



TOTAL FLOOR AREA : 622 sq.ft. (57.8 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: C

| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
| Very energy efficient - lower running costs | Current | Potential |
| (91-100) <b>A</b>                           |         |           |
| (81-90) <b>B</b>                            |         |           |
| (69-80) <b>C</b>                            | 76      | 76        |
| (55-68) <b>D</b>                            |         |           |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| Not energy efficient - higher running costs |         |           |
| EU Directive 2002/91/EC                     |         |           |
| England & Wales                             |         |           |

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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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