



31 Hillside Road, Brixham, TQ5 9JE
Freehold House - Semi-Detached
Asking Price £275,000

boycebrixham

email property@ljboyce.co.uk call 01803 852736

Located in a highly sought-after residential area, this deceptively spacious semi-detached family home enjoys a peaceful setting, tucked away from main roads, with minimal passing traffic. Just 100 meters away, you'll find a large park which is perfect for outdoor activities, while the property's position allows for easy access to everything the charming port town of Brixham has to offer, all within a family-friendly, quiet location.

Currently arranged as a large two-bedroom home, the property boasts two generously sized reception rooms. The main living area, which was formerly a lounge-diner, is an impressive double-depth space, while the rear extension has created a stunning, spacious kitchen-diner, ideal for family gatherings and entertaining. The layout could easily be modified to create a third bedroom, as the principal bedroom is large enough to be split into two comfortable rooms. Additionally, the property benefits from a modern downstairs shower wet room and a stylish family bathroom on the first floor.

This makes the home perfectly suited for families or for those requiring easy access for individuals with limited mobility. The flexible ground floor layout could easily accommodate a bedroom alongside the expansive living areas and the downstairs wet room.

Outside, the front garden is designed for low maintenance with a small lawn, while a long concrete driveway runs alongside the house offering ample parking and leading to the rear garden. At the rear, there is a large timber shed, ideal for storing bikes, paddleboards, and other outdoor equipment. The rear garden also features a raised lawn area bordered by mature shrubs, offering privacy and a touch of nature.

Council Tax Band: B



- Central Yet Quiet Location
- Open Outlook Across Brixham
- Gas Central Heating & PVCu Double Glazing
- Tidy Easy Low Maintenance Gardens

- Deceptively Spacious Extended Home
- Good Off Road Parking
- Excellent Size Living Spaces
- Ideal For Those With Limited Mobility





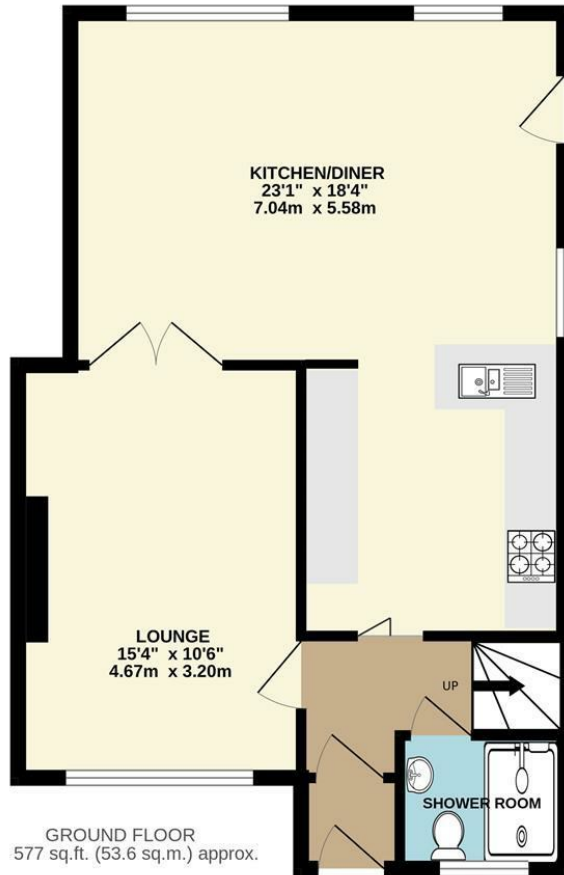
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PROTECTED

The Property
Ombudsman

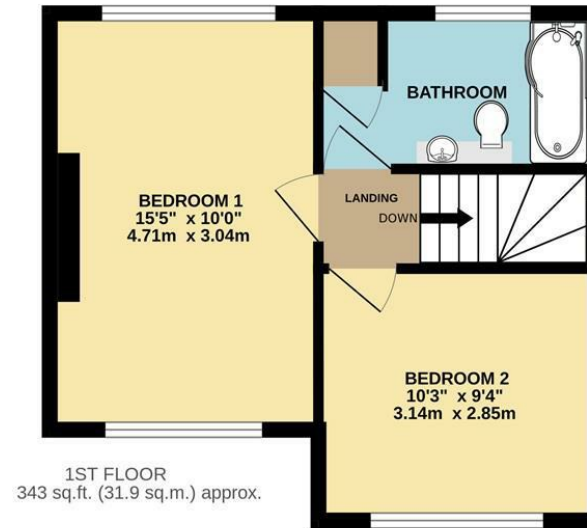
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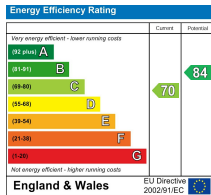
TOTAL FLOOR AREA : 920 sq.ft. (85.5 sq.m.) approx.

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



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