

9 Pavilions Close, Brixham, Devon, TQ5 8BU
Freehold Coachhouse
Asking Price £160,000

boycebrixham

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Presenting an enticing opportunity, this immaculate two-bedroom coach house is now available for sale, and it comes with the added advantage of having no onward chain. Nestled within the highly desirable Pavilions Close, this residence offers an array of advantages, making it a versatile choice suitable for a diverse range of potential buyers, including those taking their first steps onto the property ladder, astute investors, or individuals looking for a peaceful retirement haven.

The convenience of everyday living is at your doorstep, with a local shop just a short stroll away on Pillar Avenue, while the proximity of Northfields Lane ensures regular access to a bus service. Your personal parking space, thoughtfully allocated right across from the property, guarantees hassle-free parking solutions.

Upon crossing the threshold, an inviting entrance hall graciously welcomes you, complete with a graceful staircase leading to the upper level. The focal point of this home is the open-plan kitchen, dining, and living area, designed to be the central hub for your day-to-day life. The kitchen is a testament to modern living, featuring sleek gloss kitchen units complemented by wood-effect work surfaces, all complemented by a built-in oven. The spacious lounge and dining area is bathed in natural light, courtesy of its dual aspects, making it a bright and inviting space for relaxation and entertainment.

In addition to these features, the property boasts a generously proportioned family bathroom that also serves as a convenient water closet, boasting both a bath and a shower for your convenience. The two comfortable bedrooms add to the appeal of this home, ensuring plenty of space for residents or guests.

For those who appreciate outdoor space, there's the added convenience of an allocated parking space and an external storage area, catering to your storage needs and providing room for any extra belongings. It's important to note that the property does not include a garage.

In sum, this two-bedroom coach house, with its no onward chain offering, affords you a harmonious blend of modern convenience and versatile living. Whether you're embarking on your first home ownership journey, exploring investment opportunities, or seeking a peaceful retreat for your retirement years, this property exemplifies a promising prospect that invites you to experience a truly comfortable and connected lifestyle.

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 is 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

2 1 1

- Beautifully Presented 2 Bed Coach House
- Sought After Location At Pavilions Close
- Allocated Parking Space & Secure Store
- Large Living Room To Modern Kitchen
- Very Comfortable And Cheap To Run
- Freehold - Council Tax Band B









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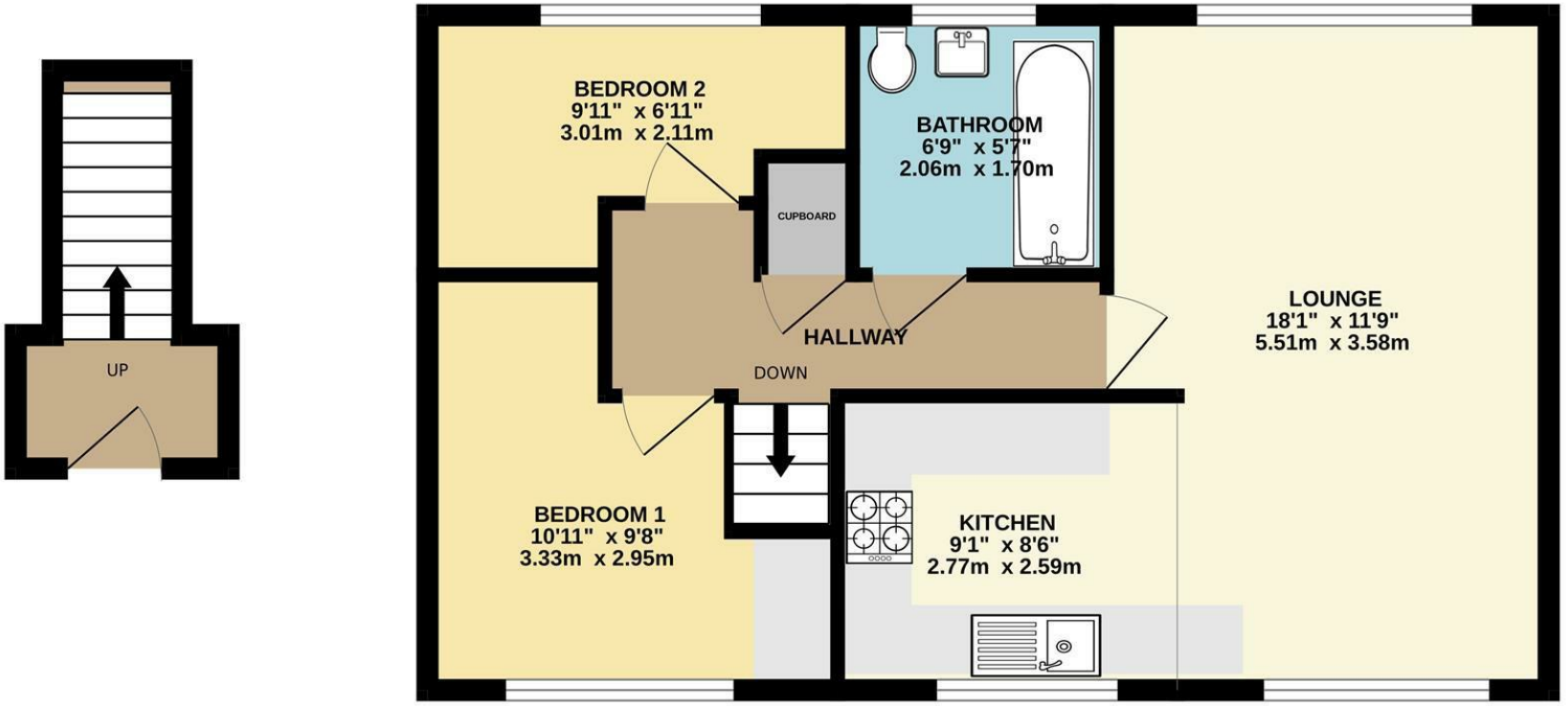
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GROUND FLOOR
44 sq.ft. (4.1 sq.m.) approx.

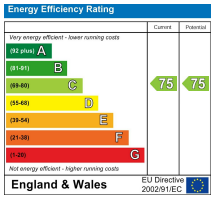
1ST FLOOR
537 sq.ft. (49.9 sq.m.) approx.



TOTAL FLOOR AREA : 581 sq.ft. (54.0 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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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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