



1 Pillar Court Pillar Avenue, Brixham, TQ5 8LG  
Leasehold - Share of Freehold Flat - Ground Floor  
£139,950

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Situated in the ever-popular Furzeham area of Brixham, this two-bedroom ground floor flat in Pillar Court presents an exceptional opportunity to secure a spacious, level and low-maintenance home in a superbly convenient location. Set within a purpose-built block, the property enjoys an attractive frontage and is tucked away from the road, surrounded by well-maintained communal gardens that enhance its sense of peace and privacy. Ample residents' parking is available throughout the development, with principal access from Pillar Avenue directly opposite the property.

A rare advantage for a home of this style, Flat 1 benefits from both front and rear gardens that are privately owned, offering valuable outdoor space to enjoy or develop to taste. Entry is via a secure main door into a well-kept communal hallway, leading to an inviting entrance hall that forms the centre of the accommodation. The dual-aspect lounge/dining room is a generous and welcoming space, filled with natural light and offering plenty of flexibility for everyday living and entertaining. Adjacent is a compact galley-style kitchen, perfectly functional yet offering clear potential for modernisation.

Both bedrooms are comfortable doubles positioned at the far end of the flat, served by a centrally located family bathroom. The property has been carefully maintained over the years and now provides an excellent canvas for cosmetic updating, including a new kitchen, bathroom, floor coverings and décor, allowing the next owner to personalise the space to their own style. With UPVC double glazing and electric heating throughout, the property is also straightforward and economical to run.

Pillar Court is ideally positioned just a short walk from the local parade of shops, with a regular bus service close by, making this an ideal option for first-time buyers, downsizers or retirees seeking independence, security and easy living in a well-established neighbourhood. The property is leasehold on a 999-year term from 1965, with each owner holding a share of the freehold via the Pillar Court Management Company. Block management is provided by Carrick Johnson Management Services Ltd, and the annual service charge is approximately £1,050.

Offered with no onward chain, this appealing flat combines great potential with a highly sought-after setting—early viewing is strongly recommended.

**Council Tax Band: B**



- Fantastic Ground Floor Flat
- Private Residents Parking
- Leasehold - Council Tax Band B

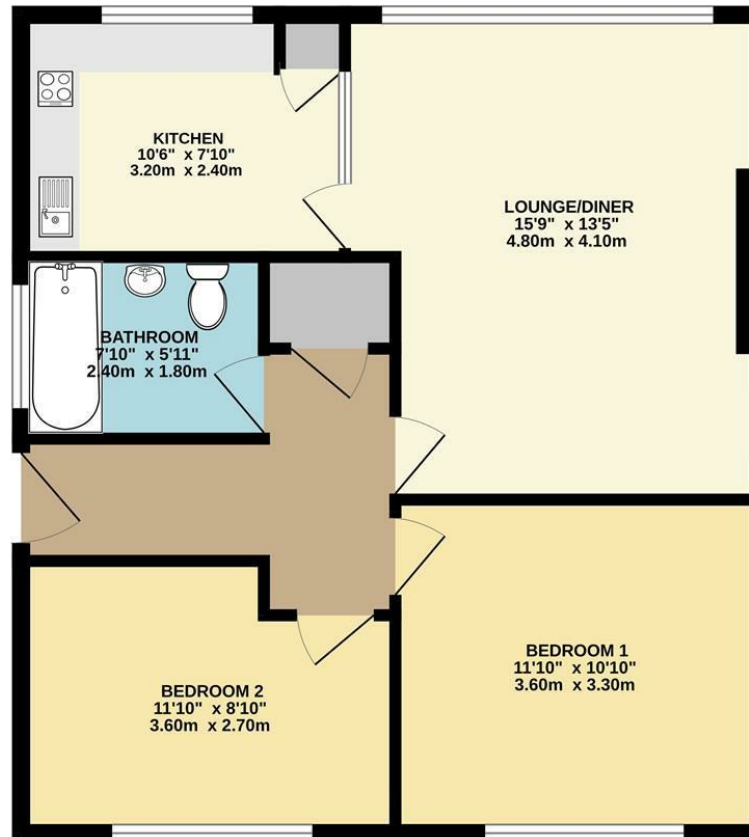
- With Private Front & Rear Gardens
- Well Regarded Level Location
- With No Onward Chain



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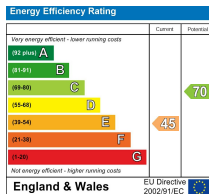
GROUND FLOOR  
632 sq.ft. (58.7 sq.m.) approx.



TOTAL FLOOR AREA : 632 sq.ft. (58.7 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: E



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