



36 Pavilions Close, Brixham, TQ5 8BU
Freehold House - Detached
£339,000

boycebrixham
email property@ljboyce.co.uk call 01803 852736

A lovely example of a modern three-bedroom detached home, set within a recently built development in a highly sought-after location. A variety of everyday amenities—including a convenience store, DIY shop, newsagents, hairdressers, and The Trawler pub/restaurant—are all within a short, level walk. The harbour and town centre are just over half a mile away (also served by a bus route), while Battery Gardens and Fishcombe Cove can be reached on foot in around 5–10 minutes.

Beautifully presented throughout, the property has been well cared for since new. The welcoming entrance hall features a convenient downstairs WC. To one side is a spacious dual-aspect lounge, while to the other is an impressive kitchen/dining room. The kitchen is finished to a high standard, with stylish worktops, a central island, and generous storage. A particular highlight is the superb garden room—light and spacious, providing the perfect place to relax and enjoy views over the colourful garden.

Upstairs offers three well-proportioned bedrooms. The principal bedroom benefits from a contemporary en-suite shower room, while the second is a comfortable double with an attractive front outlook. The third bedroom is a good-sized single, ideal for use as a child's room or home office. A modern family bathroom with a white suite completes the accommodation.

Outside, the property features an attractive, low-maintenance frontage with established planting. There is private parking ahead of a large attached garage, which also has integral access from the garden room. The rear garden is a real feature—sunny, private, and beautifully landscaped to create a peaceful retreat, with plenty of space for outdoor dining and bordered by mature, colourful shrubs.

Further benefits include UPVC double glazing and gas central heating throughout. Built circa 2010 by the award-winning Strongvox Homes, the property is energy efficient with low running costs. A superb home, ready to move straight into, and offered with no onward chain. Annual Service Charge is £240 (£120 paid twice a year).

Council Tax Band: D



- Modern Detached House
- Garage & Driveway Parking
- Offered With No Onward Chain

- Three Bedrooms / Master Ensuite
- Close To Town & Harbour Area
- Freehold / Council Tax Band D

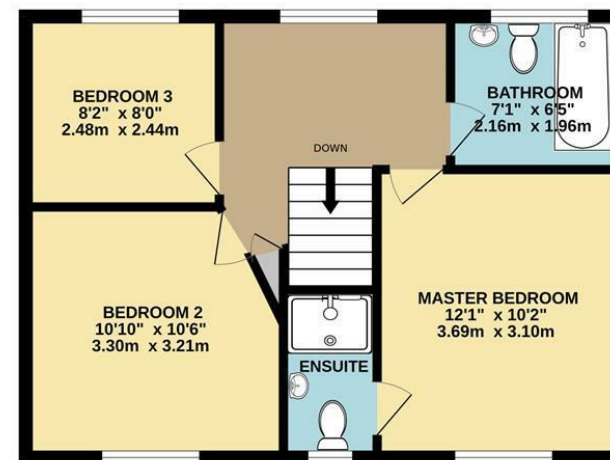




GROUND FLOOR
764 sq.ft. (71.0 sq.m.) approx.



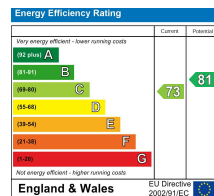
1ST FLOOR
462 sq.ft. (42.9 sq.m.) approx.



TOTAL FLOOR AREA : 1226 sq.ft. (113.9 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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