



3 North Hill Close, Brixham, Devon, TQ5 8RX
Freehold House - Terraced
£270,000

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A beautifully presented two bedroom home set on a popular private estate in Furzeham. Locally known as the 'Spanish Village', North Hill Close was first created in the early 1980s. The property benefits from a very sunny landscaped rear garden which makes the open plan living space exceptionally light. The open plan area opens directly onto this outside space making it great for families and entertaining.

The property is well balanced internally with two impressive double bedrooms, sizeable open plan lounge/diner, downstairs WC, spacious kitchen (with plenty of integrated appliances included), a stunning and recently installed high-quality family bathroom with separate shower. The property is superbly maintained and presented throughout. In addition the property benefits from a fantastic amount of built in storage with a large walk in cupboard on both the ground and first floors. Indeed, our vendors have cleverly utilised some storage space for a convenient home office on the first floor. Other recent improvements include a new boiler, with new radiators installed throughout, electrical work and a freshen up of the decor.

The rear garden is a real treat, private, enclosed, very sunny and super quiet, the space works very well and is generally low maintenance. The front is again easy-to-keep and is approached via pedestrianised walkway leading from the allocated parking space or Northfields Lane.

The harbour and town centre are just half a mile away and the very useful local amenities at Pillar Avenue (including a Costcutter supermarket, DIY store, newsagents, hairdressers and The Trawler Pub) are just a short, level walk away (approx. 5 mins). Cambridge Road Post Office + Premier convenience store is also within reasonable walking distance. There is also a useful bus service close to hand.

This property would make a great family home with the local Furzeham Primary School nearby. It would also be a fantastic first time purchase or Buy-To-Let investment, with a projected rental income of circa £900pcm.

There is a service charge of £30.00 per calendar month for the upkeep of the communal areas of the Estate.

Council Tax Band: B



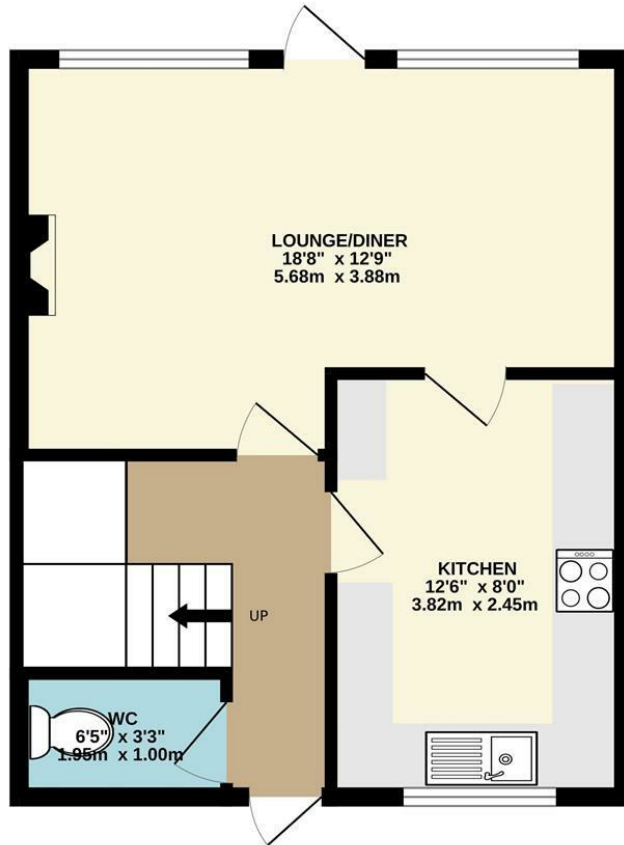
- Located On Edge Of Development
- Exceptionally Sunny Rear Garden
- Two Double Bedrooms
- Close To Schools Parks & Shops

- Smart Open Plan Living Space
- Convenient Residential Area
- Stunning Family Bathroom
- Large Allocated Parking Space

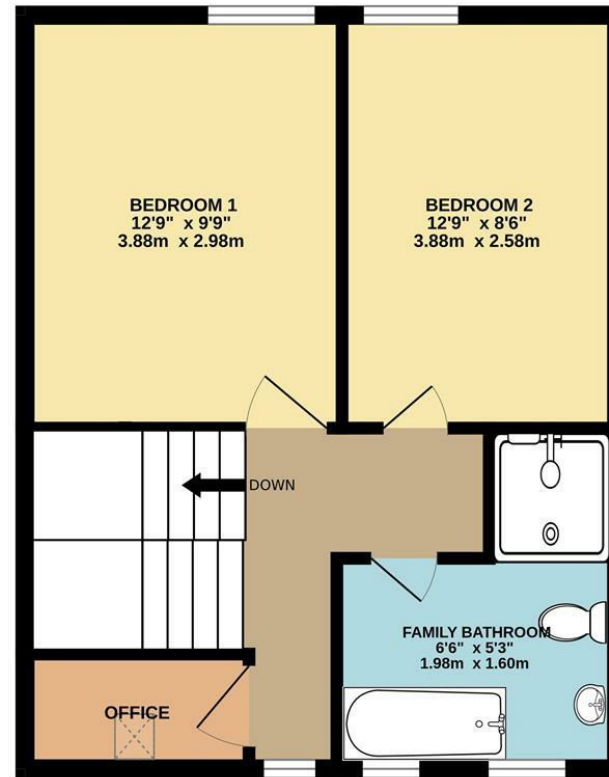




GROUND FLOOR
421 sq.ft. (39.1 sq.m.) approx.



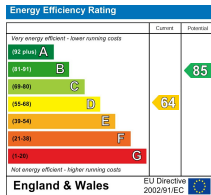
1ST FLOOR
424 sq.ft. (39.4 sq.m.) approx.



TOTAL FLOOR AREA : 845 sq.ft. (78.5 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: D



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