



64A Pillar Avenue, Brixham, TQ5 8LB
Leasehold Maisonette
£235,000

boycebrixham

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Situated within the ever-popular Pillar area of Furzeham, this substantial four-bedroom maisonette offers a fantastic opportunity to acquire an exceptionally spacious home in a convenient and well-connected location. Occupying the upper floors above a local shop, the property enjoys an elevated position with pleasant open views across the surrounding area towards the sea in the distance, whilst remaining within easy reach of Brixham town centre, local amenities, schools and nearby bus routes. Offering generous and highly versatile accommodation throughout, this sizeable home would suit growing families, multi-generational living or investment purchasers alike.

Accessed via its own private entrance, the accommodation is arranged over two floors and immediately impresses with the excellent proportions found throughout. The principal living room is particularly spacious, flooded with natural light from large dual-aspect windows which create a bright and welcoming environment ideal for both relaxing and entertaining. In addition, there is a further lounge/dining room located on the top floor, greatly enhancing the flexibility of the accommodation and previously utilised for multi-generational living. The elevated outlook from the living spaces further adds to the overall sense of openness and light.

The kitchen is fitted with a comprehensive range of units providing excellent storage and workspace, with ample room for day-to-day family living. The layout is both practical and functional, whilst also offering scope for cosmetic updating to suit individual tastes over time.

The property benefits from four bedrooms arranged across the accommodation, providing excellent flexibility for families, guests or those working from home. The bedrooms are complemented by a particularly spacious main bathroom featuring both a separate shower enclosure and curved bath, alongside the added benefit of a further shower room/WC which adds practicality for larger households.

One of the more unique features of the property is the substantial covered external area, providing an incredibly versatile space with excellent potential for storage, hobbies or further improvement, subject to any necessary consents. The elevated setting also allows for attractive open views and sea glimpses from various rooms, further enhancing the appeal of the home.

Externally, the property benefits from ample street parking within the immediate vicinity and occupies a convenient position within Furzeham, perfectly placed for access to local shops, schools, coastal walks and Brixham's bustling harbour and marina. Combining impressive internal space, versatility and future potential, this sizeable maisonette represents a rare opportunity within a sought-after residential area of the town. The property is offered to market with no onward chain, and will be sold with a new 999 year lease, which will allow pets and holiday letting.

Council Tax Band: C



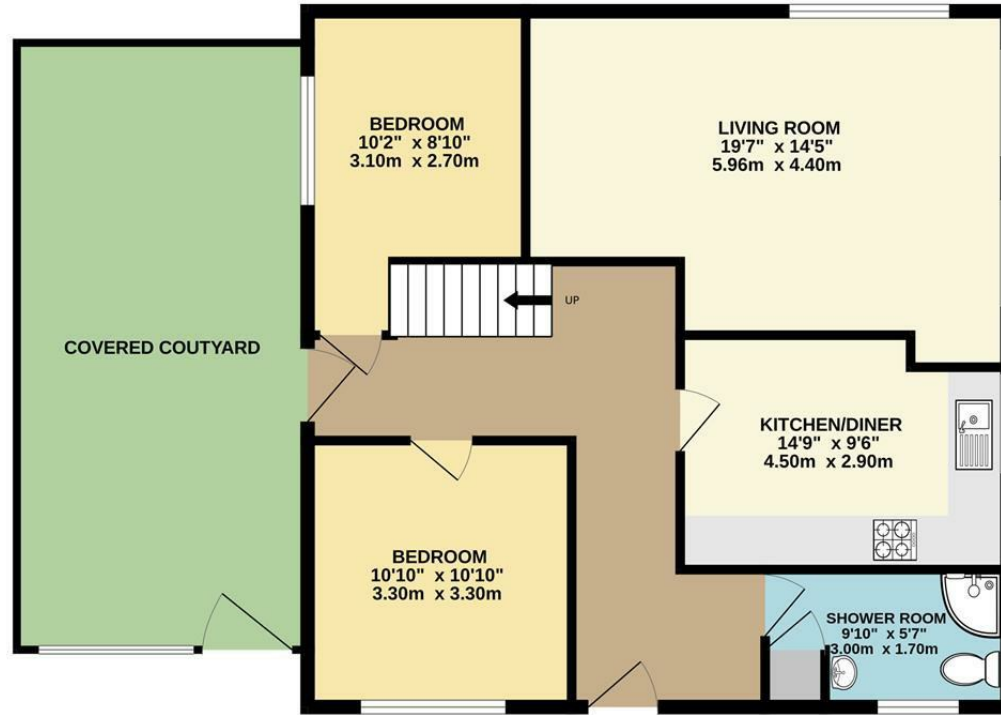
- Large Four-Bedroom Maisonette
- Versatile Family Home Nr Schools
- Offered With No Onward Chain
- Super Convenient Location
- Good Investment Opportunity
- Leasehold / Council Tax Band C



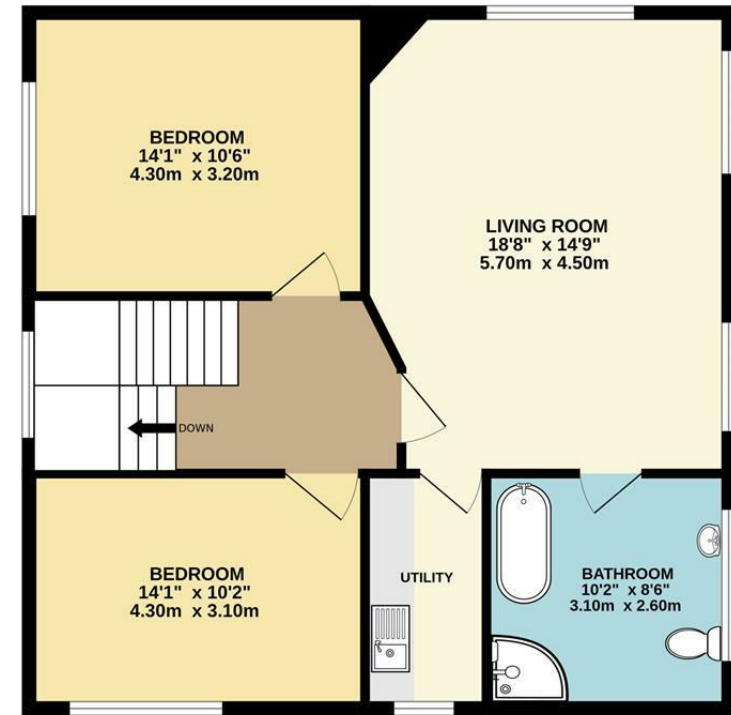
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GROUND FLOOR
801 sq.ft. (74.4 sq.m.) approx.



1ST FLOOR
796 sq.ft. (74.0 sq.m.) approx.

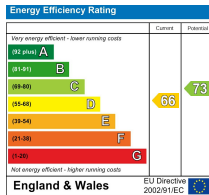


TOTAL FLOOR AREA : 1598 sq.ft. (148.4 sq.m.) approx.

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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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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