



ABSOLUTE
SALES & LETTINGS

St. Marys Hill, Brixham, TQ5 9GX

Guide Price **£250,000**



St. Marys Hill

Brixham

This modern end of terrace house presents an excellent opportunity for potential buyers. Offered with no chain, this two-bedroom house provides a spacious and inviting ambience.

Stepping inside, the property reveals a reception hallway, a fully fitted kitchen and a lounge/diner. In addition, the ground floor features a convenient WC. On the first floor, two double bedrooms can be found as well as a shower room/WC.

The property benefits from allocated parking for one car as well as ample visitor parking. The rear garden, with its delightful Southern facing aspect is mainly laid to patio complemented by a small grass area, an ideal setting for outdoor gatherings and relaxation.

In conclusion, this well-presented, modern terraced house presents an excellent opportunity for those seeking a comfortable and convenient residence. Its generous room sizes, easy-to-maintain gardens, and allocated parking ensure a hassle-free and enjoyable living experience. Interested parties are urged to arrange an internal viewing as soon as possible to fully appreciate the charm and potential of this delightful property.

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REAR GARDEN

Easy to maintain rear gardens with Southern facing aspect. Mainly laid to patio with small grass area.

FRONT GARDEN

Small front garden laid to wood chippings for ease of maintenance.

Allocated Parking

Allocated parking for one car plus ample visitors parking.



St. Marys Hill

Brixham

The property is situated on the ever popular Sharkham Village just a short quarter to a third of a mile walk to the beautiful St Marys Bay and approximately 1 mile to Brixham town centre which boasts an array of shops, facilities and amenities as well as the picturesque Brixham harbour surrounded by a range of boutique shops, bars and restaurants. Both primary and secondary schooling are located within half a mile as is Brixham rugby club and swimming pool.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

- Modern end of terrace house
- No chain
- Two double bedrooms
- Fully fitted kitchen plus lounge/diner
- Shower room/WC & ground floor WC
- Allocated parking
- Internal viewing highly recommended
- Easy to maintain front and rear gardens. Rear garden with Southern facing aspect.
- Gas central heating and uPVC double glazing



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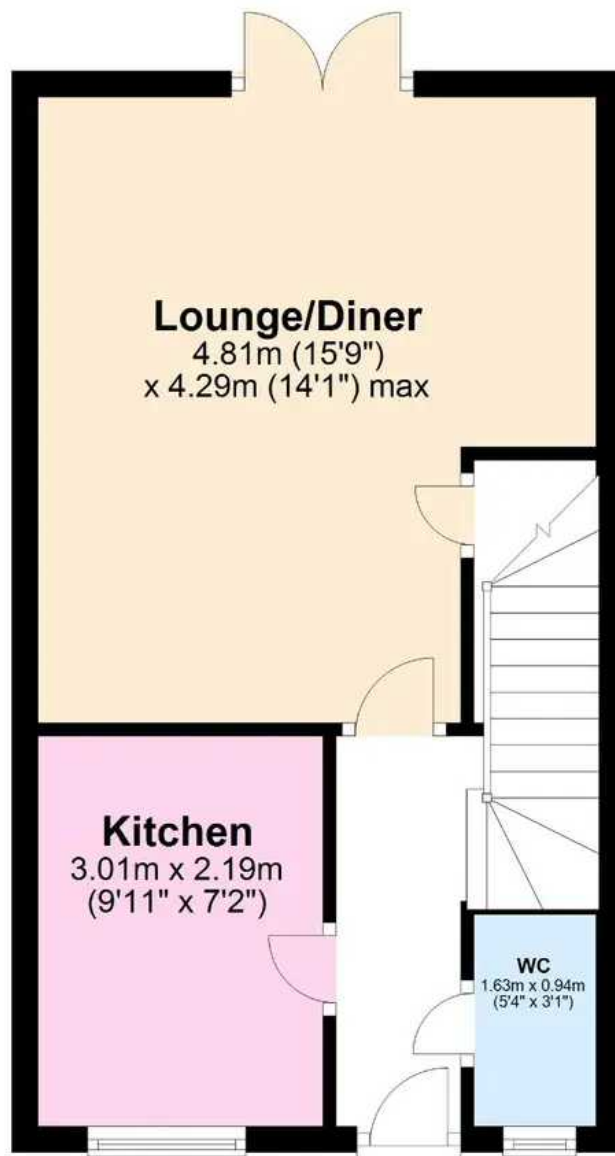


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Ground Floor

Approx. 34.0 sq. metres (365.5 sq. feet)



First Floor

Approx. 34.0 sq. metres (366.4 sq. feet)



Total area: approx. 68.0 sq. metres (731.9 sq. feet)

Approx
Plan produced using PlanUp.





Absolute Sales & Lettings

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