



**ABSOLUTE**  
SALES & LETTINGS

**North Hill Close, Brixham, TQ5 8RX**

Guide Price **£250,000**



## North Hill Close

### Brixham

This well presented 2 bedroom terraced house is located on a private estate and is an ideal opportunity for first-time buyers or those looking to downsize. With no onward chain, this property offers a hassle-free purchase and is ready for immediate occupation.

The ground floor of the property boasts an entrance hallway with a utility cupboard, a modern fitted kitchen, complete with appliances, which leads into a spacious open plan lounge/diner. Upstairs, you will find two double bedrooms, and a family bathroom/WC.

This property also offers allocated parking for one vehicle, as well as a separate garage. The enclosed private garden, laid mainly to lawn with a decked area accessible from the back of the house, offers a peaceful space to enjoy the outdoors. The timber fencing surrounding the garden ensures privacy and a sense of security.

Situated within a desirable location and within easy access to local amenities, schools, and transport links, it is an ideal choice for those seeking a comfortable lifestyle within a well-established community. Don't miss out on the opportunity to make this property your own - contact us today to arrange a viewing.

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## REAR GARDEN

Rear garden mainly laid to lawn with decked area coming off the back of the house. Enclosed by timber fencing to ensure privacy.

## Garage

Single garage

## Allocated Parking

Allocated parking for one car



# North Hill Close

## Brixham

The property is situated on the popular Furzeham side of Brixham within walking distance to the shops at Pillar Avenue where you can find the local convenience store, DIY handyman, hairdressers, newsagents and public house. There is a local bus service close by running on Northfields lane. The property is approximately 3/4 of a mile from Brixham town centre which boasts an array of shops, amenities and facilities as well as the picturesque Brixham harbour. Both primary and secondary schooling are within 3/4 of a mile to a mile distant.

Council Tax band: B

Tenure: Freehold

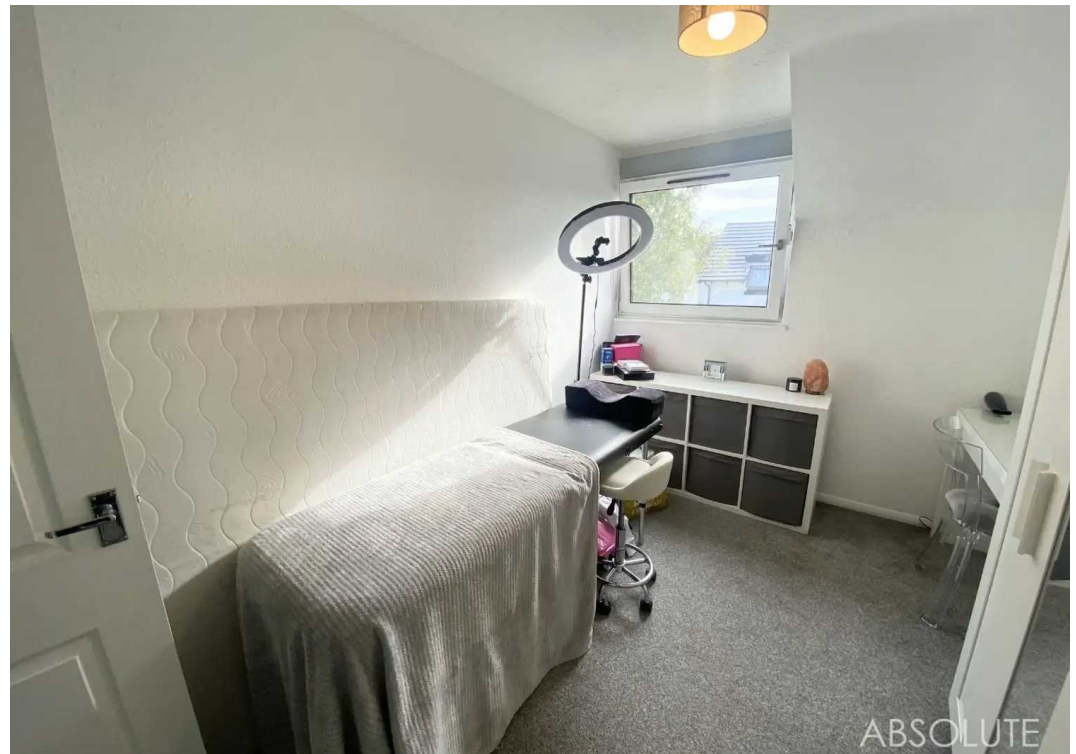
EPC Energy Efficiency Rating: D

- Well presented end of terrace house on a private estate
- No onward chain
- Fitted kitchen
- Open plan lounge/diner
- Family bathroom/WC
- Two double bedrooms
- Allocated parking for one vehicle plus a separate garage
- Enclosed private garden
- uPVC double glazing and gas central heating



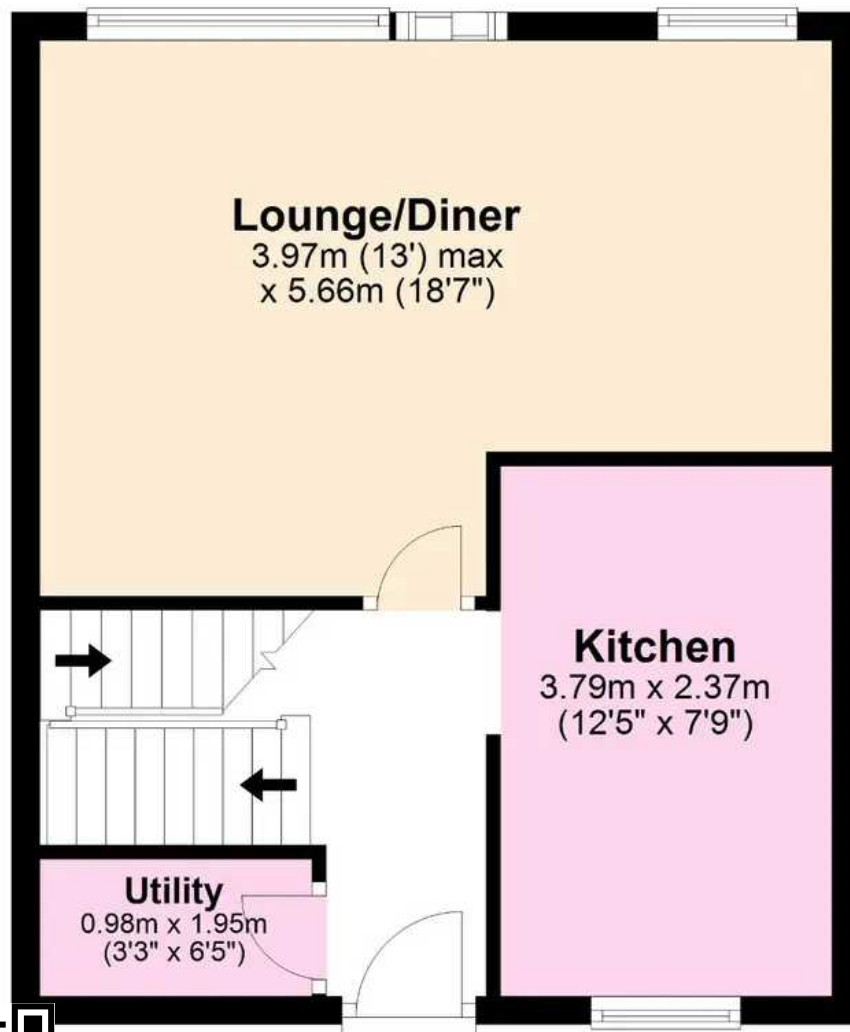


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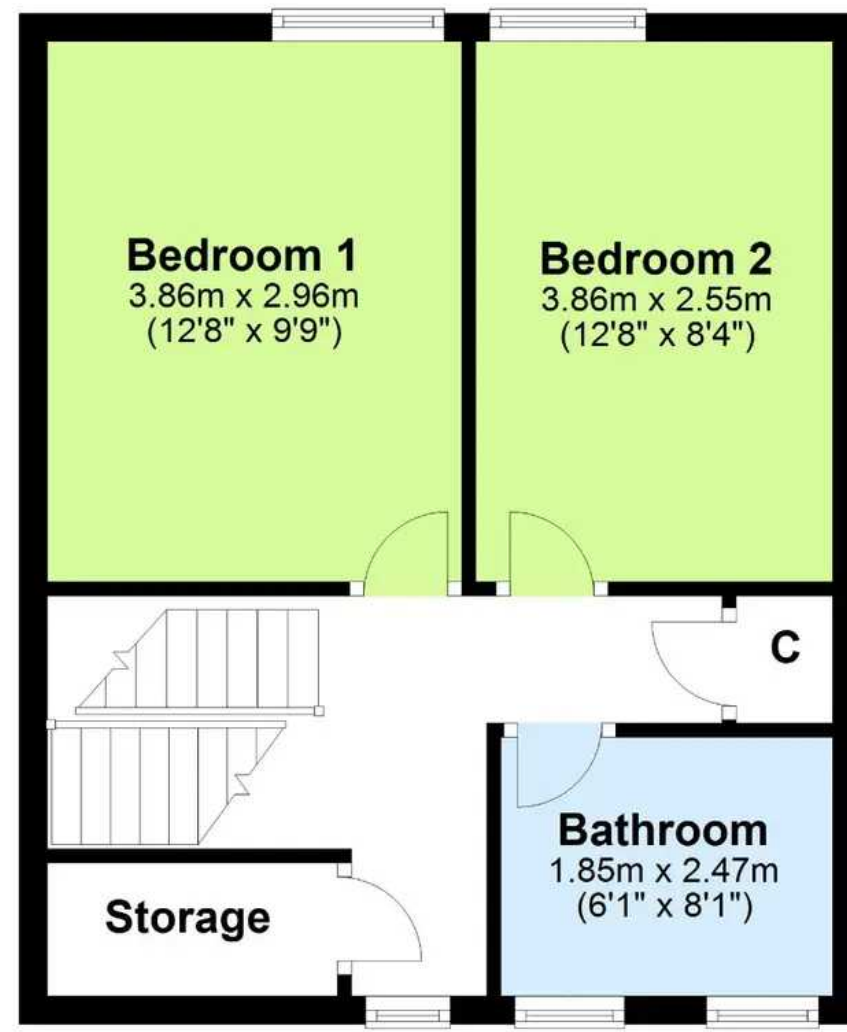
## Ground Floor

Approx. 38.4 sq. metres (413.8 sq. feet)



## First Floor

Approx. 38.4 sq. metres (413.8 sq. feet)



Total area: approx. 76.9 sq. metres (827.7 sq. feet)

Approx  
Plan produced using PlanUp.





## Absolute Sales & Lettings

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