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North Boundary Road, Brixham, TQ5 8LH

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# £259,950 Freehold



Located at North Boundary Road, and offered for sale with **NO ONWARD CHAIN** this modern style end of terrace **TWO BEDROOM HOUSE** offers an appealing combination of practical space, and a notably rare feature for a property of this type: a single garage with rear vehicular access that can also be reached on foot directly from the front garden.

Set within a quiet residential walkway, the home is well positioned for both convenience and comfort.

The property is approached via a gate leading to the front garden which is partly landscaped and provides a useful outdoor space as well as direct access through to the rear of the garage. An entrance porch welcomes you into the home and features an inner door opening into the main entrance hall, where the staircase rises to the first floor. The ground floor layout is designed with modern living in mind, offering a flow between the lounge, dining area, and kitchen.

The kitchen is fitted with a range of cream-faced wall and base cupboards complemented by coordinated worktops. An inset stainless steel sink and drainer sits beneath the work surface, and the kitchen is well equipped, with the washing machine and fridge/freezer included in the sale—ideal for buyers seeking a move-in-ready home. The arrangement allows the kitchen to connect seamlessly with the dining area, making it a sociable and functional space for everyday living and entertaining.

The lounge is positioned to the rear of the property and benefits from a full-height double-glazed window and door opening directly onto the rear garden. This aspect allows the room to enjoy pleasant morning sunshine, enhancing the sense of light and warmth throughout the space.

Upstairs, the first-floor landing features a semi-vaulted ceiling, adding character and a feeling of openness, along with access to roof storage. There are two well-proportioned double bedrooms. The front-facing bedroom includes a built-in cupboard that houses the Vaillant boiler, while the rear bedroom enjoys an outlook over the garden. The family bathroom is fitted with a white suite comprising a panelled bath, pedestal washbasin, and low-level W.C, with tiled walls throughout.

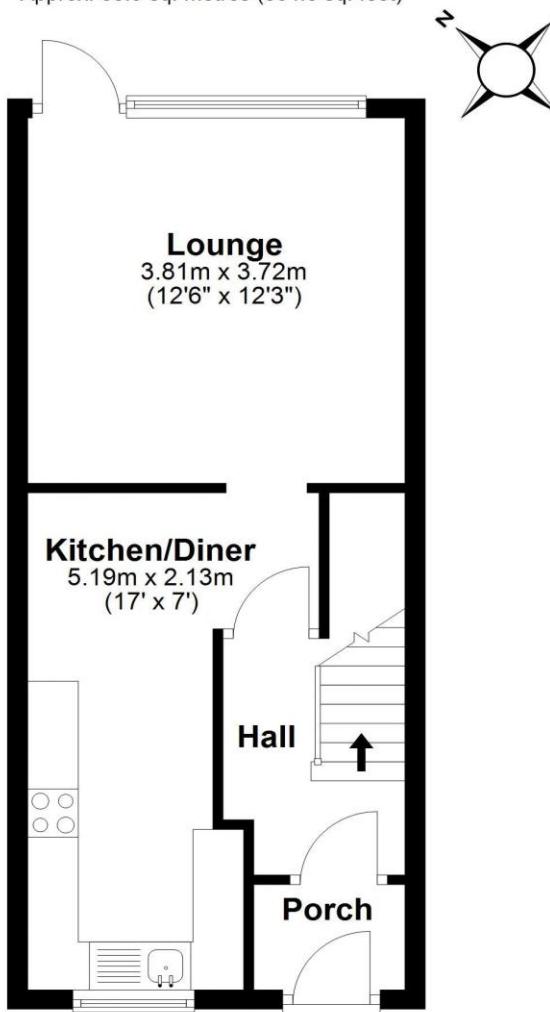
Outside, the rear garden has been landscaped and features a beautiful, established wisteria along one side, creating a charming and colourful backdrop. Inset shrubs add further interest, while fencing and a rear gate provide secure access to the vehicular route that leads around to the front of the garages.

Overall, this attractive end-of-terrace home combines practicality and scope for improvement and the highly desirable benefit of a private garage, making it a standout opportunity in this sought-after part of Brixham. Local shopping facilities are a stones throw away at Pillar Avenue and the town centre and harbour are approximately one mile distant. A regular bus service services the area. Battery Gardens, Fishcombe Cove and the stunning coastline are also within easy reach at the end of nearby Northfields Lane.



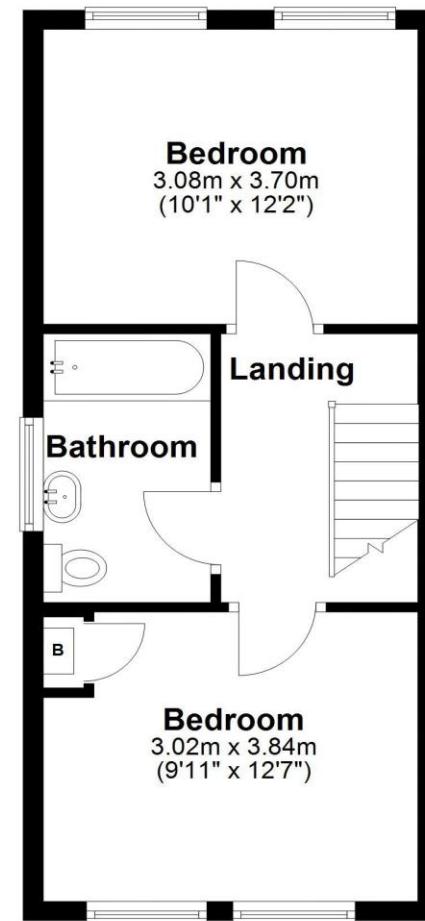
## Ground Floor

Approx. 33.9 sq. metres (364.8 sq. feet)



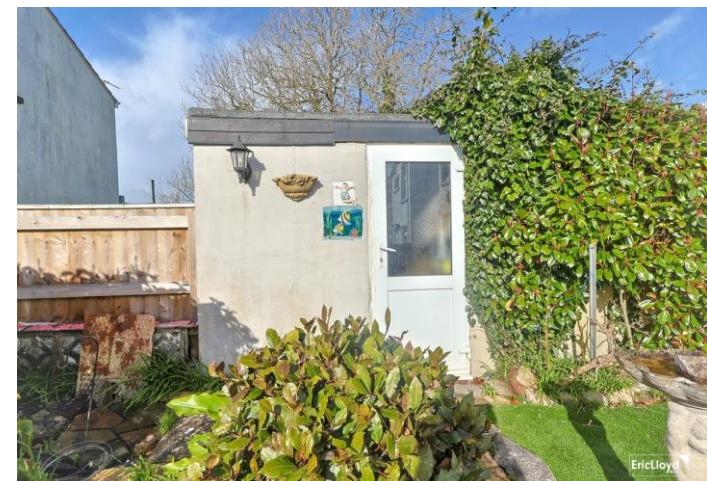
## First Floor

Approx. 34.1 sq. metres (366.8 sq. feet)



Total area: approx. 68.0 sq. metres (731.6 sq. feet)

This floorplan is only for illustration purposes and measurements  
of rooms and locations of doors, windows, etc are  
approximate and no responsibility is taken for any errors  
or omissions  
Plan produced using PlanUp.



ENERGY PERFORMANCE RATING: C

COUNCIL TAX BAND: B

AGENTS NOTES: The Ofcom website indicates that standard, superfast and ultrafast broadband is available and that mobile performance is as follows: VODAPHONE 81% / THREE 78% / EE 77% / 02 64%

#### VIEWINGS ARRANGEMENTS

Strictly by appointment through Eric Lloyd & Co

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