



**33 St. Marys Hill, Brixham - TQ5 9GX**

Offers Over **£240,000**





## 33 St. Marys Hill

Brixham, Brixham

Modern end of terrace house, no chain, 2 bedrooms, spacious and inviting, fully fitted kitchen, lounge/diner, WC, allocated parking, visitor parking, easy to maintain gardens, Southern facing rear garden, ideal for outdoor gatherings. Comfortable and convenient residence. Viewings recommended.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Modern end of terrace house
- No chain
- Two double bedrooms
- Fully fitted kitchen plus lounge/diner
- Shower room/WC plus 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
- EPC rating - C / Council tax band - B



# 33 St. Marys Hill

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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.

## Absolute Sales & Lettings

Absolute Sales & Lettings, 36 Fore Street - TQ5 8DZ

01803 214214

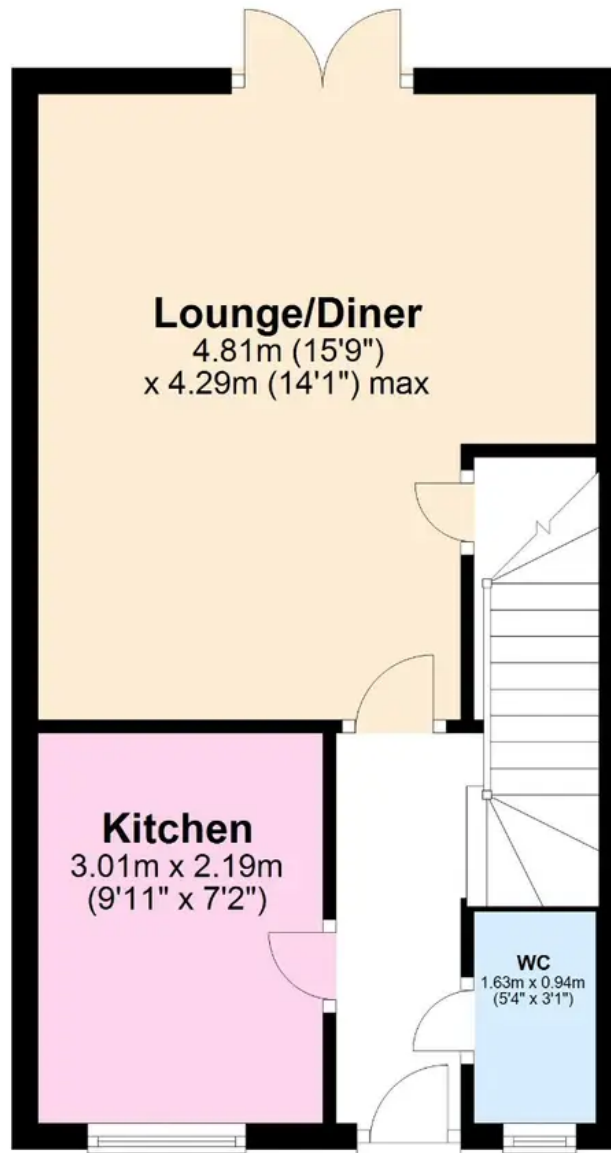
[brixham@movewithabsolute.co.uk](mailto:brixham@movewithabsolute.co.uk)

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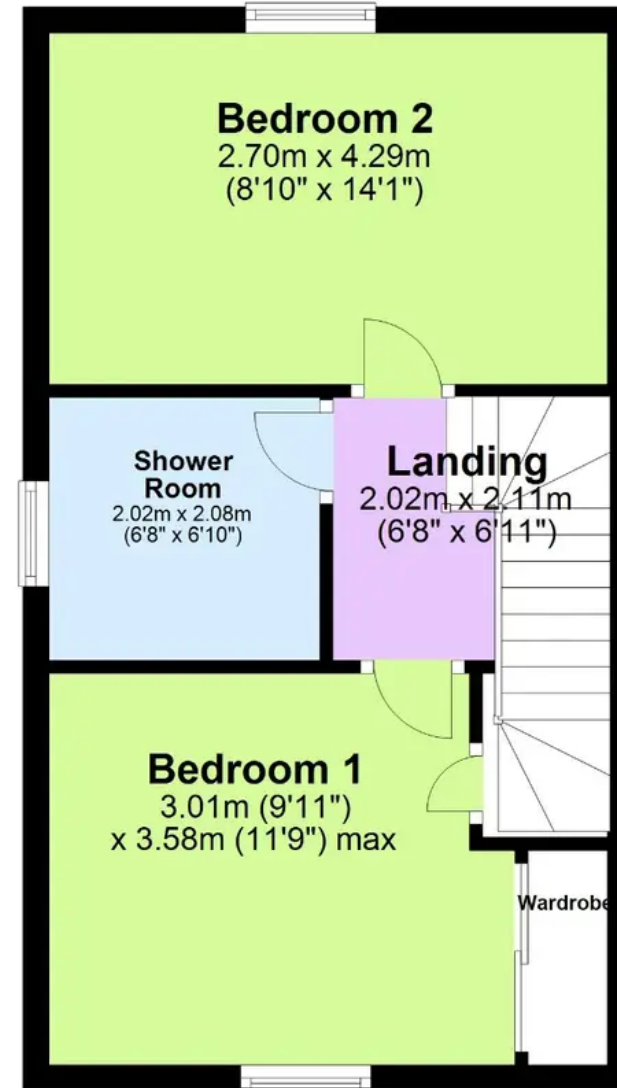
## Ground Floor

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.

