



4 Ferrers Green, Churston Ferrers, Brixham, TQ5 0LF

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## A super, detached family home in sought after Churston Ferrers

Situated in a quiet location on the semi rural fringe of Brixham, this immaculate 4-bedroom **DETACHED HOUSE** offers the perfect family home with an array of features and really must be viewed internally to appreciate the attention to details that our vendors have achieved.

Boasting a modern kitchen with a polished tiled floor and integral high end appliances which include dishwasher, washing machine and built in double oven/grill, microwave and hob. The bright, large dual aspect lounge leads to a super conservatory overlooking the south facing rear garden. There is also a formal dining room which again, opens to the rear garden, perfect for entertaining. A useful home office in addition is located in between the lounge and kitchen, ideal for those who work from home. There is also a ground floor cloakroom/w.c.

On the first floor there are four good size bedrooms, all with a pleasant outlook, great for a family. The bedrooms all have built in custom fitted wardrobes and furniture. The principal bedroom benefits from an en suite bathroom/w.c. There is also a luxury family size shower room/w.c. with walk in shower that was installed in recent years.

Outside the private, sunny, rear garden which has a gate opening to 'Ferrers Green.' The enclosed garden provides an ideal space for family gatherings, complemented by an outdoor patio & decking area. To the front of the house is a small lawn and double width block paved driveway which gives access to two integral garages with electrically operated up and over sectional doors and an internal door to the entrance hall. Internal viewing is highly recommended.

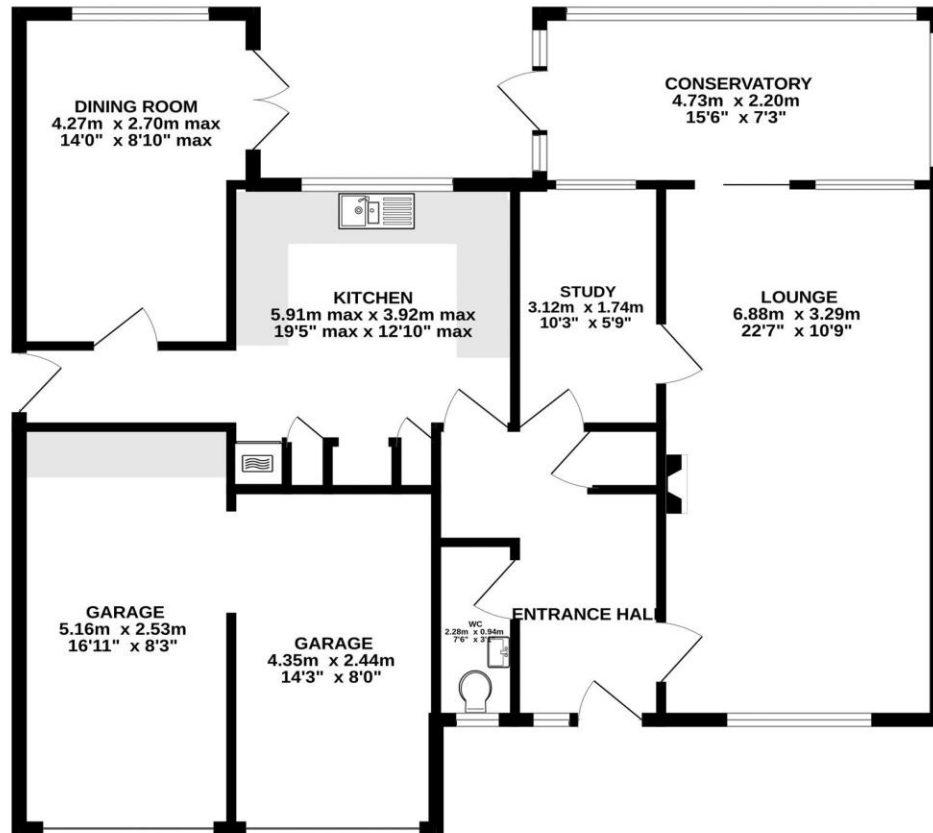
Local amenities are ample within a 5-mile radius and beautiful scenic walks around the coastline and beaches are easily accessible via Bascombe Road and Links Close.

The highly rated Churston Grammar School is within easy reach along with a choice of Primary schools. Good transport links ensure convenient commutes, with the A380 a few miles away, providing quick access to Exeter and Torbay.

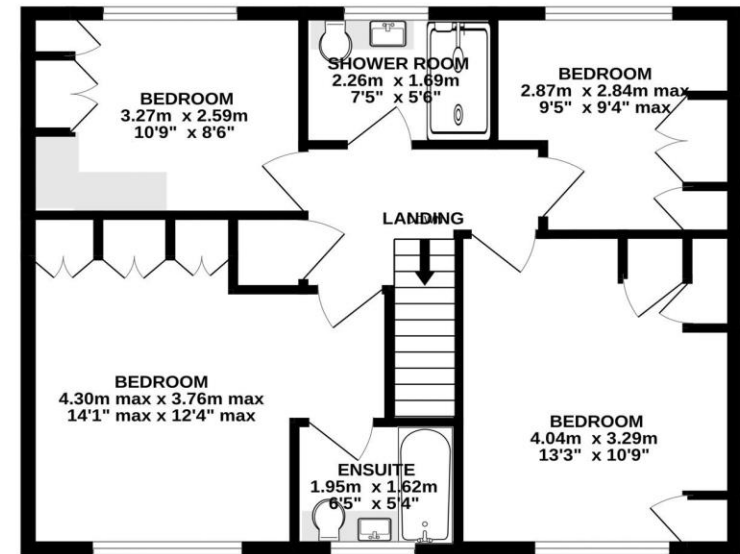
For daily necessities, local shops and supermarkets are accessible within a short drive. Set in a sought-after road, this home benefits from a semi-rural location offering low traffic, low crime rates, and plenty of outdoor spaces. The serene environment combined with proximity to offices and job opportunities makes it an ideal location for families seeking both tranquility and convenience.



GROUND FLOOR  
98.4 sq.m. (1060 sq.ft.) approx.



1ST FLOOR  
57.8 sq.m. (622 sq.ft.) approx.



TOTAL FLOOR AREA : 156.2 sq.m. (1682 sq.ft.) 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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To view this property call Eric Lloyd & Co on **01803 844466**





ENERGY PERFORMANCE RATING: C

COUNCIL TAX BAND: E

AGENTS NOTES: The property is connected to all mains services. The Ofcom website indicates that standard & superfast broadband is available. Please check mobile coverage with your provider.

#### VIEWING ARRANGEMENTS

Strictly by appointment through Eric Lloyd & Co – Telephone 01803 844466. Email: [churston@ericlloyd.co.uk](mailto:churston@ericlloyd.co.uk) Web: [www.ericlloyd.co.uk](http://www.ericlloyd.co.uk)

01803 844466

6 Churston Broadway, Breadsands TQ4 6LE  
[churston@ericlloyd.co.uk](mailto:churston@ericlloyd.co.uk)



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