

**ENTRANCE PORCH.**

Double glazed French doors open to the entrance porch. Windows to both sides. Tiled floor and courtesy light. Inner door to:

**ENTRANCE HALLWAY.**

A very spacious and inviting entrance hall with attractive 'Amtico' flooring. Staircase to the first floor. Radiator. Cupboard housing electric meter and consumer unit. Doors to:

**CLOAKROOM/W.C.**

Low level W.C. Corner hand basin with mosaic splash backs. Heated towel rail. Double glazed window.

**LOUNGE. 13' 4" x 12' 5" (4.06m x 3.78m) max.**

Double glazed bay window to front and further double glazed window to side. enjoying an open outlook. Victorian style fire surround with inset gas fire. Radiator. Double doors open to:

**DINING ROOM. 13' 5" x 11' 11" (4.09m x 3.63m)**

A large dining room which is open plan and flows through to the sun lounge and kitchen. Radiator.

**SUN LOUNGE. 11' 10" x 11' 3" (3.60m x 3.43m)**

A super addition to the house. Double glazed windows and French doors opening to and enjoying an outlook over the rear garden. Radiator. Door to car port area.

**KITCHEN. 9' 10" x 12' 0" (2.99m x 3.65m) max.**

Fitted with a modern range of cream faced wall and base cupboards wide pan drawers and wood effect working surfaces with acrylic one and a half bowl sink and drainer. Space/plumbing for dishwasher. Built in Neff double oven/grill and five burner gas hob with cooker hood over. Concealed 'Potterton' boiler. Double glazed window to the garden. Bi folding door to:

**UTLITY/BOOT ROOM.**

Plumbing/space for washing machine and space for further white goods. Stained glass window feature to front. Double glazed door to rear.

**FIRST FLOOR****BEDROOM 1. 15' 11" x 12' 6" (4.85m x 3.81m) max.**

Double glazed bay window to front enjoying open and wide views over Brixham to the Torquay coastline and beyond. Range of quality fitted bedroom furniture. Radiator.

**BEDROOM 2. 12' 6" x 11' 4" (3.81m x 3.45m)**

Double glazed window to rear. Radiator.

**BEDROOM 3. 11' 7" x 7' 7" (3.53m x 2.31m)**

Double glazed window with open outlook, sea and coastal views. Radiator.

**BATHROOM/W.C.**

A large family bathroom comprising panelled bath with mixer tap, shower enclosure and vanity unit with inset washbasin and L.E.D. mirror over. Concealed flush w.c. Tiled/panelled walls. Two double glazed windows. Heated towel rail. Loft access hatch.

**SECOND FLOOR.**

Landing with cupboard housing slatted shelving for linen and pressurised hot water cylinder.

**ATTIC ROOM (L SHAPED). 13' 2" x 10' 0" (4.01m x 3.05m)**

A very useful fourth bedroom and office space enjoying a fabulous outlook over Brixham to the sea and coastline beyond. Radiator. Access to under eaves storage.

**ENERGY RATING: E****COUNCIL TAX BAND: E**

**NOTE:** The property is connected to all mains services. The Ofcom website indicates that standard, superfast and ultrafast broadband is available in the area. Please check mobile coverage with your provider.



The appliances and fixed equipment mentioned in these sales particulars have not been tested by Eric Lloyd & Co. (Churston) Ltd. and therefore prospective purchasers need to satisfy themselves that all such items are in working order. We may receive an introductory fee on recommendations for professional services.

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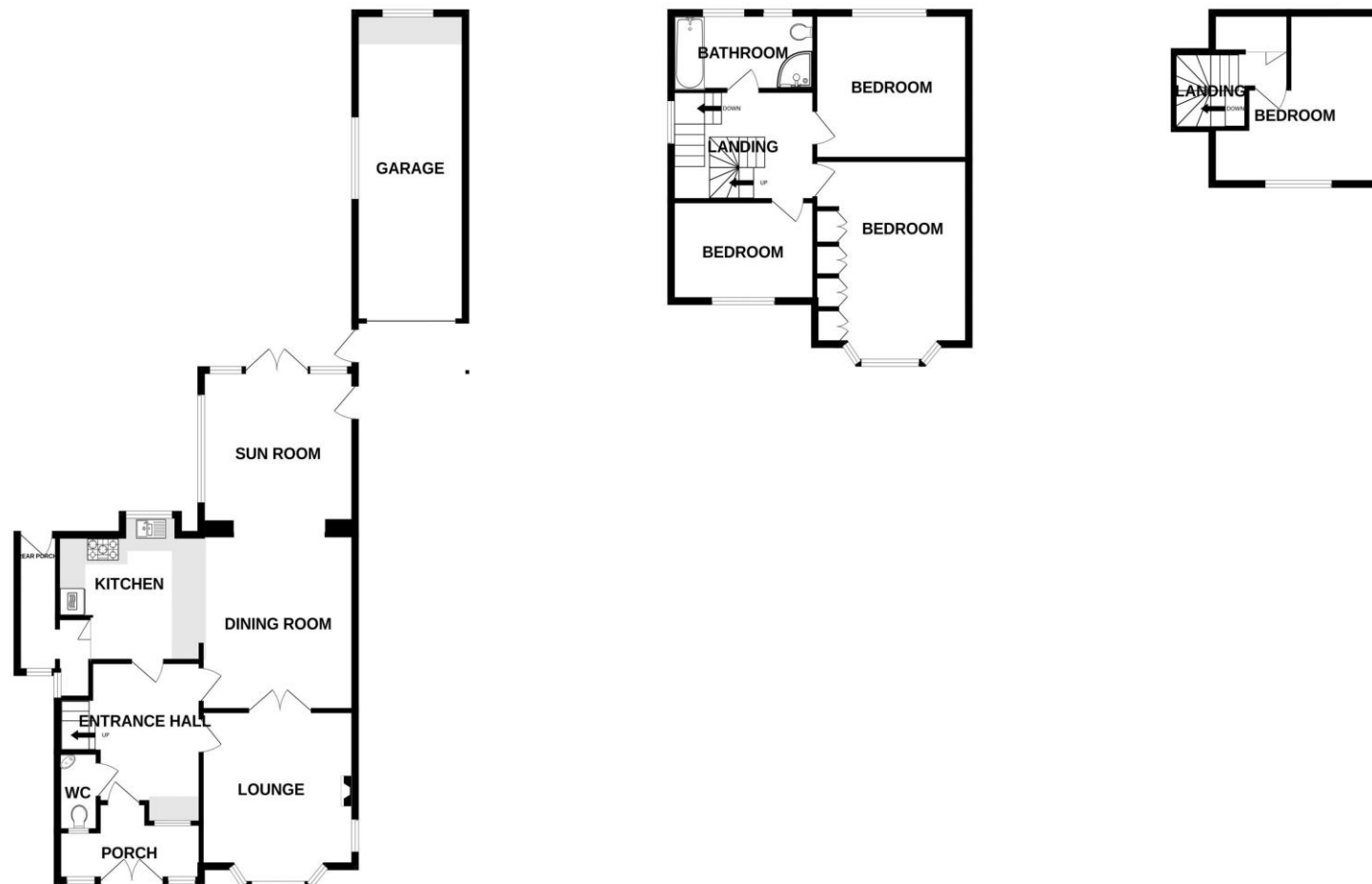


## Wall Park Road, Brixham, TQ5 9UE

GROUND FLOOR  
98.0 sq.m. (1054 sq.ft.) approx.

1ST FLOOR  
53.4 sq.m. (574 sq.ft.) approx.

2ND FLOOR  
17.8 sq.m. (191 sq.ft.) approx.



TOTAL FLOOR AREA : 169.1 sq.m. (1820 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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LAYOUT GUIDE ONLY – NOT TO SCALE



A very deceptive, **DETACHED FOUR BEDROOM FAMILY SIZE HOUSE** benefitting from some sea and coastal views, located on sought after Wall Park Road. on the Berry Head side of Brixham just a short walk away from primary and secondary schools and a local shop, yet within half a mile of Brixham's bustling harbour and pretty waterfront. Berry Head country park is close-by with its beautiful scenery and picturesque coastal footpath.

The house is offered for sale with **NO ONWARD CHAIN**, and has been kept in very good order throughout. The lovely rear garden is a real feature of the property along with ample driveway parking, carport and 23 ft long garage.

Internally accommodation offers a welcoming and spacious entrance hall with cloaks/w.c. comfortable lounge with bay window and double doors opening to a large dining room, which is open plan to a super sun lounge overlooking the rear garden. The kitchen is also open plan, and has a good range of fitted units, a useful utility/boot room leads off. On the first and second floors there are four generous bedrooms and a family bathroom/w.c. Internal viewing is highly recommended.

**£550,000 Freehold**