



New Road, Brixham, TQ5 8DA  
Offers in Excess of £625,000 Freehold

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# 162 New Road, Brixham, TQ5 8DA

An impressive and spacious property situated on the level with easy access to the town centre and amenities

This stunning **FIVE BEDROOM THREE RECEPTION, DETACHED CHALET BUNGALOW** boasts an impressive 240 sq. metres of immaculately maintained living space.

Situated in a desirable, level location the property benefits from a gated in/out driveway to the front, and additional driveway to the rear (accessed off Beverley Rise) providing ample parking, along with a **DOUBLE GARAGE**. Offered for sale with **NO ONWARD CHAIN**.

A welcoming and spacious entrance hall greets you on entering with a staircase to the first floor, and cloakroom/w.c. The hallway leads to all ground floor accommodation.

The large living room includes a cozy open fireplace, providing a perfect spot for family gatherings, and overlooks the rear garden, there are French doors opening to the large seating terrace and garden. A generous formal dining room with space for a family table and chairs has a bay window to front and double doors opening to a vast kitchen/breakfast room which has a great range of fitted units, breakfast bar, range cooker, integral fridge/freezer and dishwasher, again this room has access to the large terrace and garden. The ground floor includes a double bedroom with bay window and en suite shower room/w.c. with walk in shower.

All of the bedrooms are generously sized, the further four double bedrooms are located on the first floor. The principal bedroom has a pleasant outlook to the rear and an en suite shower room/w.c. There is also a good size family bathroom with jacuzzi bath and double size shower enclosure. Lots of under eaves storage can be accessed from the first floor.

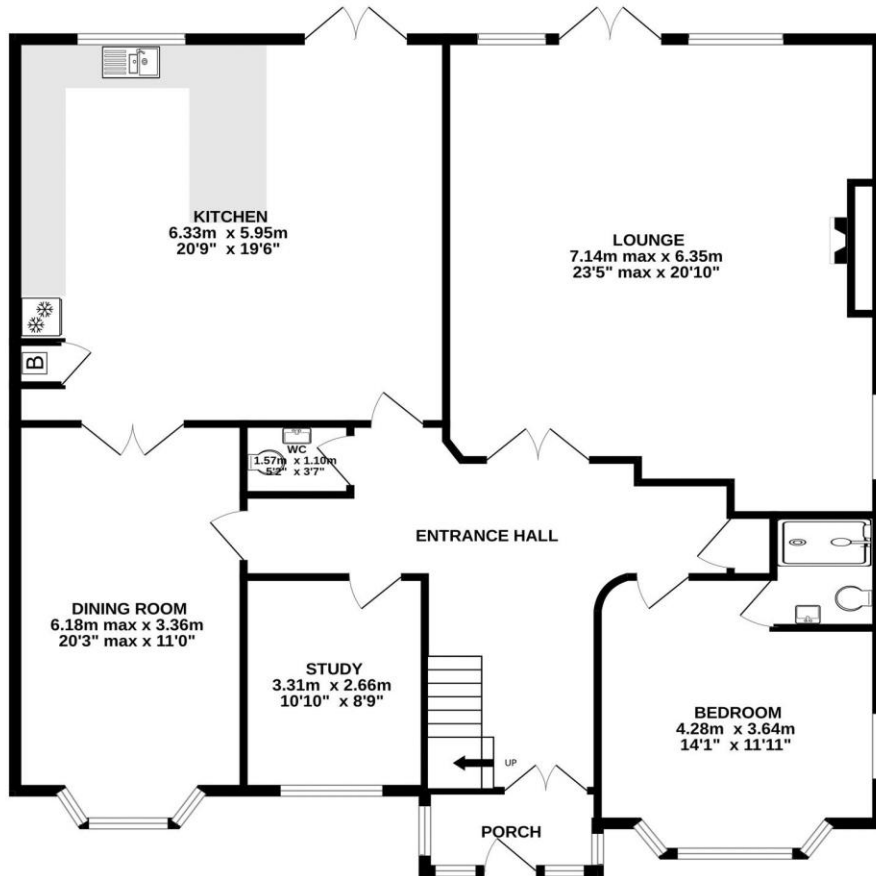
Outside as mentioned, ample parking is provided to front and rear along with the double garage, again there is extra under house storage areas ideal for garden equipment and water sports equipment.

The outdoor space is just as impressive with an enclosed, south west facing rear garden providing plenty of sunshine and a large seating terrace for outdoor relaxation or entertaining. Brixham town centre and waterfront is easily accessible by foot, bus or car, with its array of shops restaurants and cafe's, bustling harbour and pretty marina. A good selection of local schools are also within easy reach.

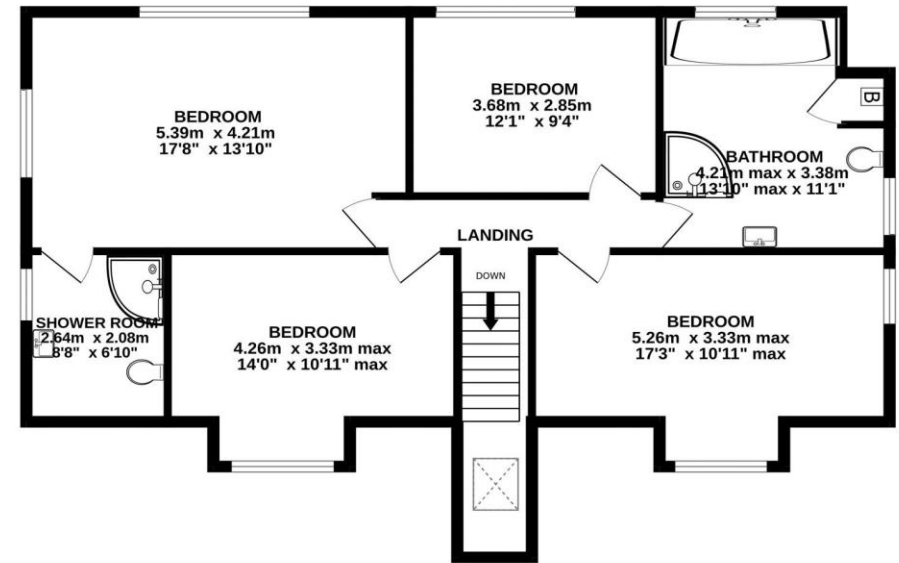
For commuters, the A3022 is less than a mile away, providing easy access to the A380 and beyond. The nearest motorways include the M5, approximately 18 miles away, facilitating efficient travel to larger cities and nearby regions. Don't miss the chance to own this magnificent bungalow, combining luxury living with a highly sought-after location. Contact us today to arrange a viewing.



GROUND FLOOR  
154.6 sq.m. (1664 sq.ft.) approx.



1ST FLOOR  
84.8 sq.m. (912 sq.ft.) approx.



TOTAL FLOOR AREA : 239.4 sq.m. (2576 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: TBC

COUNCIL TAX BAND: E

AGENTS NOTES: The Ofcom website indicates that standard, superfast and ultrafast broadband is available. Please check with your mobile provider for mobile coverage.

VIEWINGS 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)

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