



Brookdale Park, Brixham, TQ5 9JL

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1 Brookdale Park, Brixham, TQ5 9JL

Offers in the Region Of £350,000 Freehold

A well-presented, spacious property providing four bedrooms- one with an en suite and comfortable living space.

Step inside this charming **FOUR BEDROOM CHALET BUNGALOW** and discover a deceptively spacious layout perfect for a couple or family living. This super property which has pleasant open views from the front elevation is available freehold and comes with the benefit of **NO UPWARD CHAIN**, making it ready for immediate occupation.

The home's living areas exude warmth and character, with a cozy lounge/dining room featuring a tasteful feature fireplace with a log burner, creating a perfect spot for relaxation. The fitted kitchen which looks over the rear garden provides ample kitchen units, working surfaces and space for appliances.

On the ground floor there are two bedrooms and family bathroom. The principal bedroom enjoys a triple aspect and the second bedroom boasts an ensuite shower room, adding convenience and privacy. Moving to the first floor there are two further bedrooms, ideal for family or guests.

Outside, there is a landscaped rear garden, complete with a shed for extra storage. The front garden is mainly laid to lawn with well stocked flowerbeds, while the driveway and gravelled hard standing provide parking spaces.

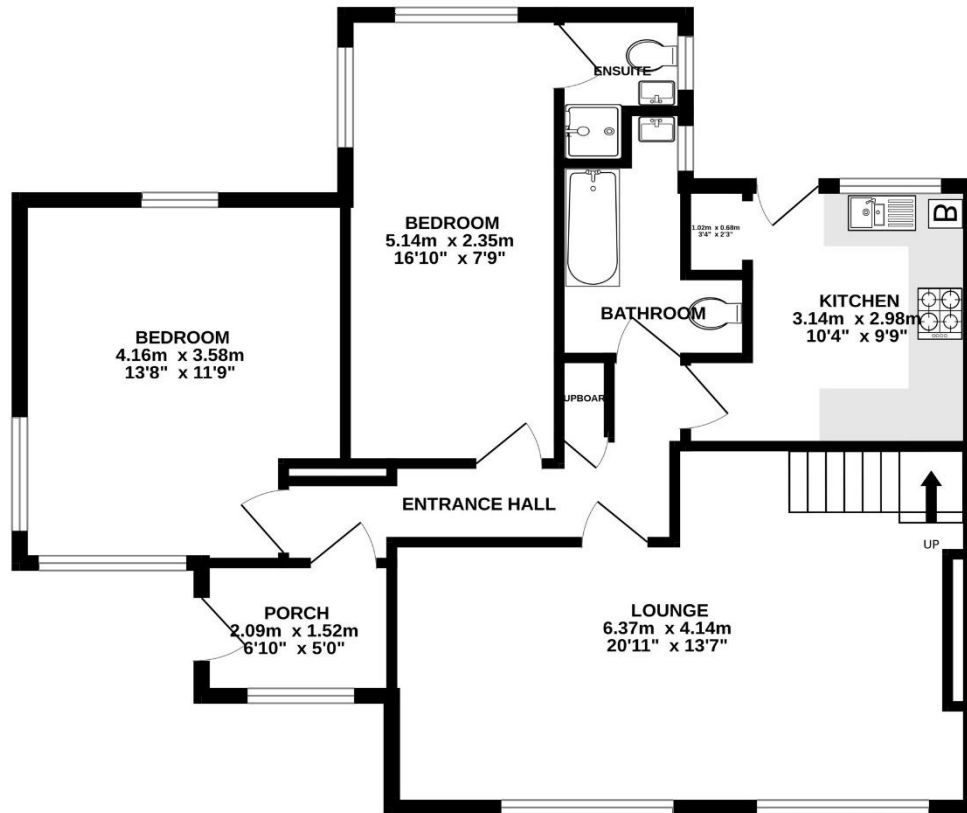
This property enjoys excellent local amenities and transport links. Top-rated schools, such as Brixham College and Eden Park Primary School are within a short commute, ensuring quality education for your children. A regular bus service runs along nearby New Road into Brixham town centre which is approx 3/4 of a mile distant and also to Paignton, with connections to Torquay.

For your daily shopping needs, you will find a local Sainsbury's within walking distance and numerous local shops, cafes and restaurants in Brixham town center along with the bustling harbour and pretty Marina. This charming semi detached chalet bungalow promises comfort and convenience,

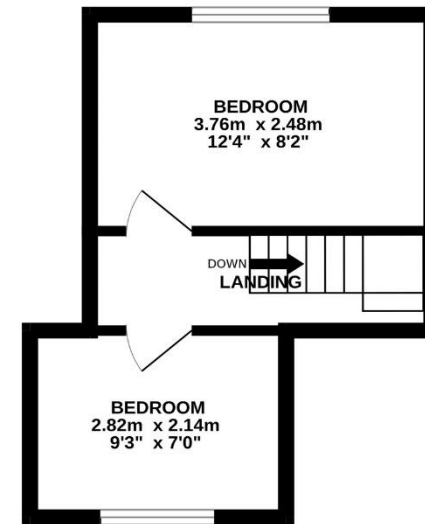
Don't miss out on this perfect blend of style and practicality – contact us today to arrange a viewing!



GROUND FLOOR
73.0 sq.m. (785 sq.ft.) approx.



1ST FLOOR
19.6 sq.m. (211 sq.ft.) approx.



TOTAL FLOOR AREA : 92.6 sq.m. (997 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: C

AGENTS NOTES: The property is connected to mains services. The Ofcom website indicates that standard, superfast and ultrafast broadband is available. For mobile coverage Ofcom indicate limited and likely. Please check with your mobile provider.

VIEWINGS ARRANGEMENTS

Strictly by appointment through Eric Lloyd & Co – Telephone 01803 844466. Email: churston@ericlloyd.co.uk Web: www.ericlloyd.co.uk

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