



Belmont Road, Brixham, TQ5 9JH

Eric Lloyd
&Co.

www.ericlloyd.co.uk



Belmont Road, Brixham, TQ5 9JH

£365,000 Freehold

This well presented **THREE BEDROOM SEMI-DETACHED CHALET BUNGALOW** is located on the quiet cul-de-sac of Belmont Road. Brixham's town and harbour are roughly half a mile away, with the Sainsburys Local within walking distance on New Road.

Belmont Road itself is a quiet setting with a community feel. Approaching the property, you are greeted by a driveway providing useful off-road parking, along with a detached garage, perfect for additional storage.

Inside, the entrance hall welcomes you in, this flows through and connects all the downstairs room.

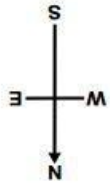
A real highlight of this property is the spacious, modern and sociable kitchen / dining room. This is finished with country style green units, paired with stone effect worktops, modern tiled back splash, along with a range style oven. The existing white goods are available upon separate negotiation. The spacious room allows ample space for a dining table and chairs, this area benefits from double opening French doors, allowing access to the back garden.

The three bedrooms are all located on the ground floor, the principal bedroom is of a good size and the current owners are using the second room as a very large walk in wardrobe, with sofa bed. The third bedroom has added space from a previous extension creating a sizable room.

The bathroom is just across the hall, this was fully refurbished to an incredible standard Jan 2025, this features a bath with rainfall shower over and curved glass shower screen, contemporary style heated towel rail, beautifully tiled floor with under floor heating along with a modern basin on vanity unit with integrated W.C and LED mirror above.

The lounge is located on the first floor, this maximises the space on offer creating a large double aspect room, double opening French doors flow through onto the balcony which overlooks the back garden. Further under eave storage space is accessed from the lounge.

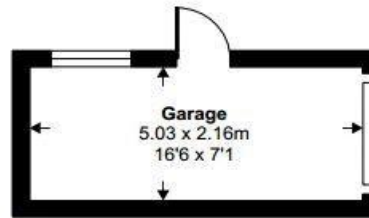
To the rear, the garden enjoys a sunny South aspect and comprises of various lawned areas with meandering paths between, a patio creates the perfect spot for Al Fresco dining. A handy garden store is located adjacent to the garage and gated access leads onto the driveway.



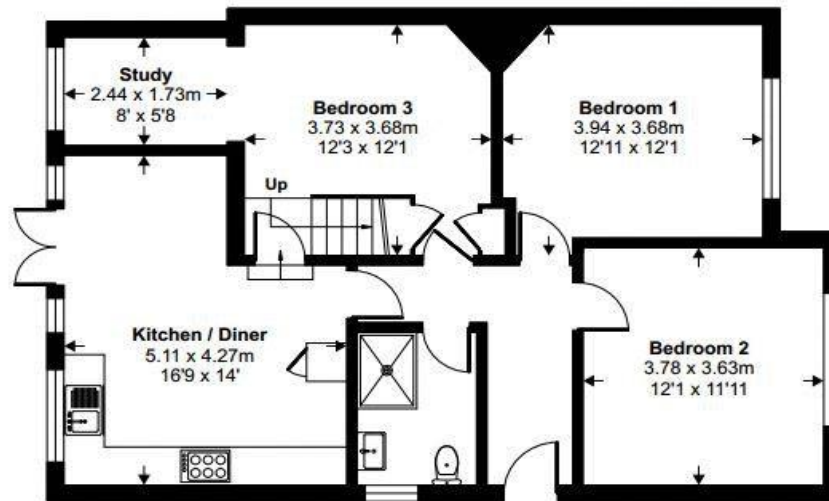
Approximate Area = 1163 sq ft / 108 sq m
Limited Use Area(s) = 382 sq ft / 35.4 sq m
Garage = 116 sq ft / 10.7 sq m
Total = 1661 sq ft / 154.1 sq m

For identification only - Not to scale

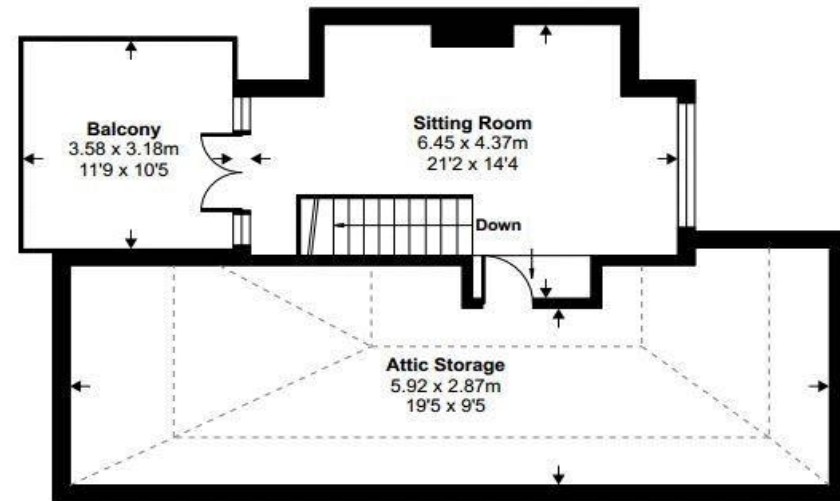
Denotes restricted
head height



Garage



Ground Floor



First Floor



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2023. Produced for Stags. REF: 1016584

To view this property call Eric Lloyd & Co on **01803 52773**



ENERGY PERFORMANCE RATING: D

COUNCIL TAX BAND: D

AGENTS NOTES: This property is on all mains services. The Ofcom website indicated that broadband and mobile phone reception is available at this address.

VIEWINGS ARRANGEMENTS

Strictly by appointment through Eric Lloyd & Co – Telephone 01803 852773. Email: brixham@ericlloyd.co.uk Web: www.ericlloyd.co.uk

01803 852773
42 Fore Street, Brixham, TQ5 8DZ
brixham@ericlloyd.co.uk



Eric Lloyd & Co wish to advise prospective purchasers that we have not checked the services or appliances. The sales particulars have been prepared as a guide only; any floor-plan or map is for illustrative purposes only. Eric Lloyd & Co, for themselves and for the vendors or lessors of this property whose agents they are give notice that: the particulars have been produced in good faith; do not constitute any part of a contract; no person in the employment of Eric Lloyd & Co has any authority to make or give any representation of warranty in relation to this property.