



The Old Orchard, Milton Street, Brixham, TQ5 0BX

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£415,000 Freehold

“A peaceful, tucked away, modern house located in Higher Brixham”

Nestled off a tranquil private driveway, this **MODERN FOUR BEDROOM SEMI DETACHED HOUSE** located in the St. Mary's area of Higher Brixham offers a serene living environment, shielded from street noise, its setting ensures peace and quiet, while still providing easy access to local amenities — a perfect blend of privacy and convenience.

The heart of the home is its open-concept living area, where living, dining, and cooking zones flow effortlessly into one another. This space is anchored by a striking feature log burner, radiating warmth and creating a cozy focal point. Floor-to-ceiling windows and patio doors lead from this living area to a generous, elevated decked seating area, this outdoor space is perfect for alfresco dining, morning coffees, or watching the sunset — a seamless extension of indoor comfort into the outdoors. The fitted kitchen with granite working surfaces, has integral fridge and dishwasher as well as built in oven and microwave, a sociable space which is part open to the living area.

Convenience and versatility merge on the ground floor with the inclusion of a double bedroom and shower room with W.C. off the entrance hall. This layout is ideal for those needing accessible accommodation — a guest, elderly family member, or for use as a home office or hobby room. It's flexible and practical, allowing the home to adapt to changing family needs. On the first floor you'll find three additional double bedrooms, all with attractive semi vaulted ceilings, the principal bedroom benefits from an en suite with walk in shower and bath, a further family bathroom/W.C. serves the other bedrooms. Whether you envision restful havens or multi functional rooms, the layout offers the flexibility to accommodate varied lifestyles. Outside there is a block paved parking area at the end of the private driveway with a gate leading around to the rear of the house, there is a small garden with shed and large, elevated, decked seating area.

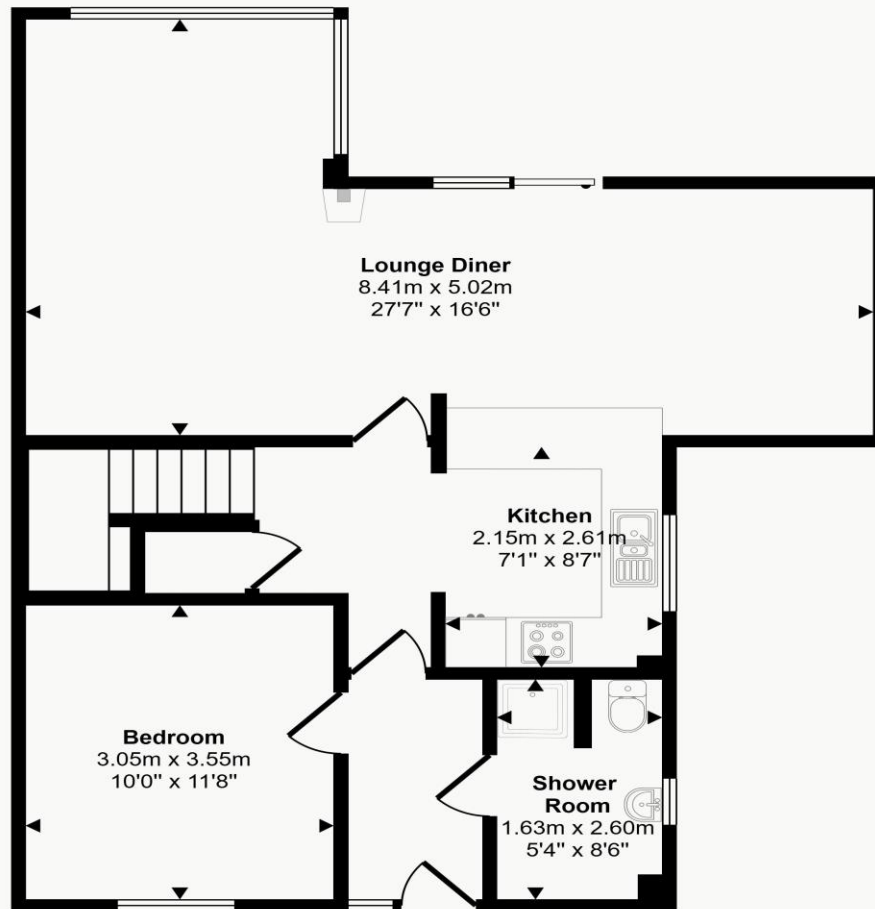
A local shop is just a short stroll away at St. Mary's Square, which also has a sub post office, a bus stop nearby provides a service that runs frequently into the town centre.

Local amenities and schools are also within easy reach.

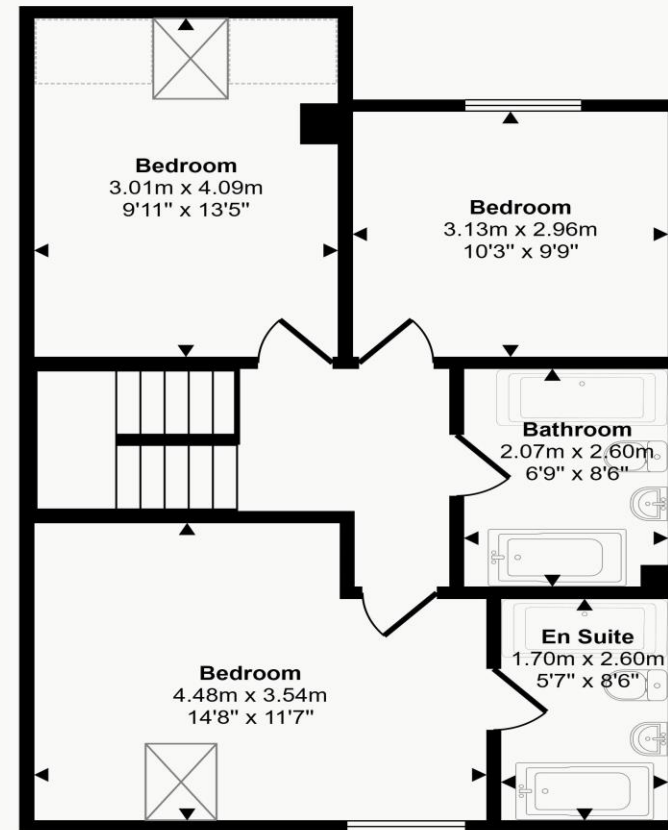
Brixham, perched on the South Devon coastline, is a vibrant coastal town with a rich maritime heritage. The town's natural harbour is still among England's most bustling working ports; there is also a large marina for boating enthusiasts. With fresh seafood, charming boutiques, and scenic seaside walks at your doorstep, living here offers both the tranquility of cottage-style streets and the energy of a lively coastal community.



Approx Gross Internal Area
123 sq m / 1326 sq ft



Ground Floor
Approx 66 sq m / 713 sq ft



First Floor
Approx 57 sq m / 613 sq ft

 Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



ENERGY PERFORMANCE RATING: C

COUNCIL TAX BAND: D

AGENTS NOTES: The Ofcom website indicates that standard, superfast and ultrafast broadband is available along with generally good mobile reception.

VIEWINGS ARRANGEMENTS

Strictly by appointment through Eric Lloyd & Co

01803 852773

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

01803 844466

6 Churston Broadway, Breadsands TQ4 6LE
churston@ericlloyd.co.uk

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