



Carlile Road, Brixham, TQ5 8PG

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£375,000 Freehold

A well-presented spacious property situated on a highly sought after area of Broadsands.



Located in a desirable area of Brixham this charming **4 BEDROOM SEMI-DETACHED CHALET BUNGALOW** offers a perfect blend of space, convenience, and potential.

The property boasts four generously sized double bedrooms, two modern bath/shower rooms, and a host of desirable features that make it a great family home or ideal for those seeking single-level living with added flexibility.

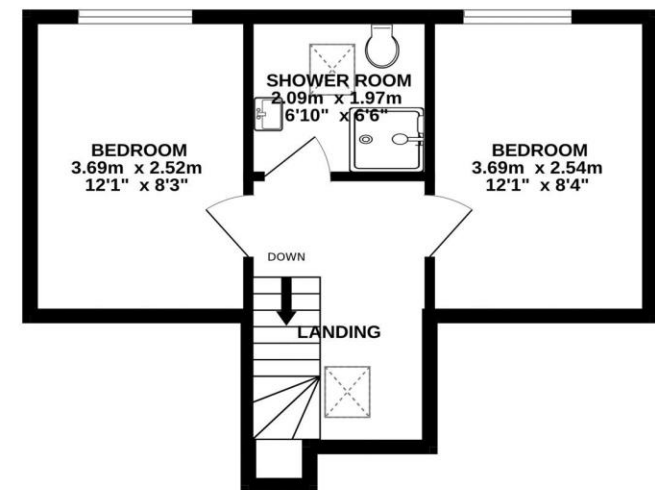
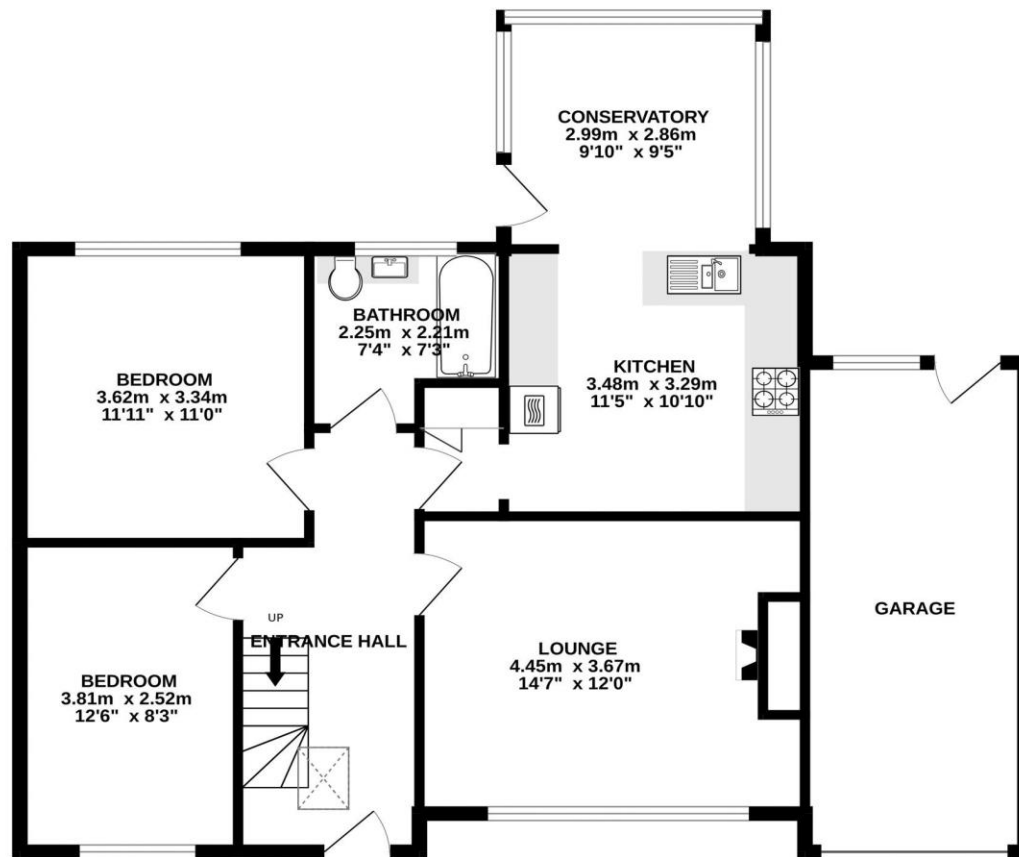
The property's spacious layout begins with a welcoming entrance hall that leads into a light-filled lounge with a front aspect. This well-proportioned living area is an ideal space to relax, offering ample room for family seating and entertainment. The large window floods the room with natural light, creating a warm and inviting atmosphere. The kitchen is a standout feature of the property. It is a good-sized, fitted kitchen with plenty of storage and counter space, perfect for those who enjoy cooking and entertaining. Leading off from the kitchen is a conservatory, which provides a peaceful spot to enjoy views of the rear garden all year round. This additional space is a versatile room that could serve as a dining area, a reading nook, or simply an extra place to relax and enjoy the sunshine. The bungalow's four double bedrooms are spread over both floors, offering excellent flexibility. The ground floor accommodates two of the bedrooms, while the remaining two are located on the first floor. Each bedroom is spacious, allowing for comfortable living, and could easily be adapted for various uses, whether it be for a growing family, home office, or guest rooms. The property benefits from two bath/shower rooms, making it perfect for larger families or for those who value extra convenience. The bathrooms include modern fittings, with one on the ground floor and the other on the first floor.

Externally, the property features parking to the front of the property, as well as an attached 22ft long garage. This provides valuable off-road parking or additional storage space. The rear garden is one of the features of the home. It is a super near-level garden, which offers a great deal of space for outdoor activities, gardening, or simply enjoying the fresh air.

Brixham, with its picturesque harbour and coastal beauty, is an ideal location for those seeking a peaceful lifestyle by the sea. The property is well-positioned for local amenities, including shops, schools, and public transport links. The town itself offers a wide range of recreational and leisure activities, with a rich maritime heritage and access to stunning beaches and coastal walks.

GROUND FLOOR
89.0 sq.m. (958 sq.ft.) approx.

1ST FLOOR
30.1 sq.m. (324 sq.ft.) approx.



TOTAL FLOOR AREA : 119.1 sq.m. (1282 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: D

COUNCIL TAX BAND: C

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

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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