



4 Upton Hill Road, Brixham, TQ5 9QR

Eric Lloyd
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£275,000 Freehold

Nestled in a peaceful residential area of Brixham, just a short walk from the breathtaking South West Coastal Path and the idyllic shores of St Mary's Bay, this **TWO BEDROOM DETACHED BUNGALOW** at Upton Hill Road offers an exciting opportunity for those seeking a home with potential, with the added benefit of **NO ONWARD CHAIN**. In need of modernisation throughout, this property presents a blank canvas for buyers to update and personalise to their own tastes.

Set back from the road behind a mature front garden, the property enjoys driveway parking leading to a **SINGLE GARAGE** with power and lighting, ideal for secure storage or workshop use. The garage also houses a gas boiler. The home is approached via an entrance vestibule opening into a spacious central hallway.

The accommodation is well-proportioned throughout. At the rear of the bungalow, Bedroom 1 is a generously sized double room with dual aspect windows overlooking the established rear garden. Fitted wardrobes offer ample storage. Bedroom 2, another double, enjoys dual aspect views to the front of the property, providing a bright and airy feel.

The family bathroom is fitted with a bath with shower attachment, pedestal wash basin, W.C., and a heated towel rail.

The kitchen is fitted with light wood-effect wall and base units paired with stone-effect worktops and a stainless steel sink. There is an electric oven, hob with cooker hood over, and space for a washing machine or dishwasher, as well as a space for a fridge-freezer. The kitchen opens into a spacious lounge, which enjoys double aspect windows and a generous footprint, ideal for relaxed family living or entertaining.

From the kitchen, access is provided to a conservatory at the rear — a perfect spot to enjoy the outlook onto the garden and the afternoon sun.

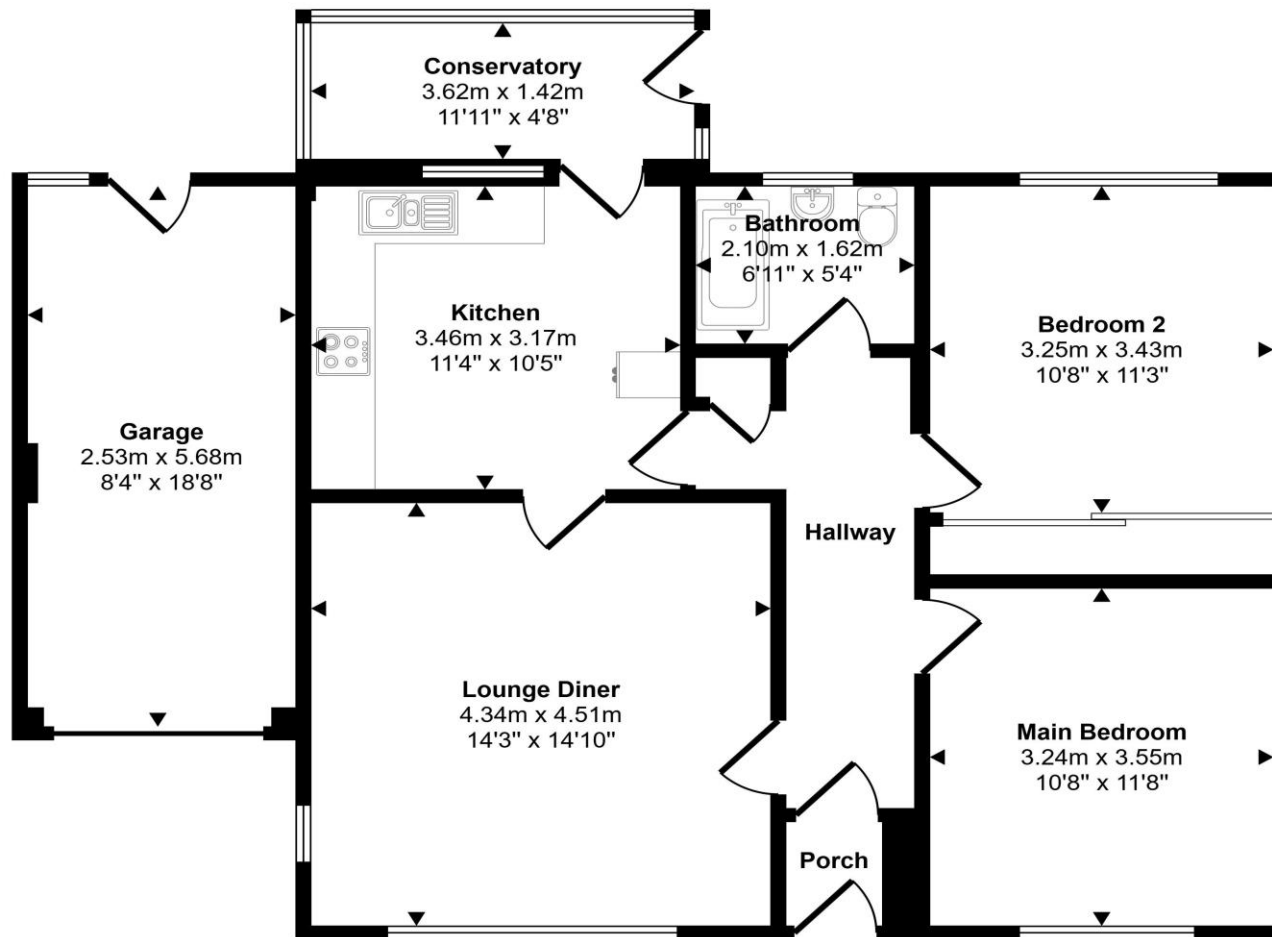
Outside, the rear garden is a real highlight — a substantial space with mature planting and a sunny aspect, offering fantastic scope for landscaping, vegetable growing, or even extending the property (subject to necessary consents).

The location is both peaceful and convenient. Upton Hill Road is a quiet street within walking distance of scenic coastal walks, local amenities on nearby Castor Road, and transport links into Brixham town centre.

This is a rare opportunity to acquire a detached bungalow in a quiet area of Brixham, with huge potential to create a superb coastal home. Early viewing is highly recommended.



Approx Gross Internal Area
92 sq m / 994 sq ft



Floorplan

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: TBC

COUNCIL TAX BAND: C

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

VIEWINGS ARRANGEMENTS

Strictly by appointment through Eric Lloyd & Co

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