



Northfields Lane, Brixham, TQ5 8RH

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£345,000 Freehold

Located in a quiet and convenient position on the level within easy reach of local amenities, this property offers an exciting opportunity to acquire a **TWO BEDROOM DETACHED BUNGALOW** with generous accommodation, a garage, driveway, and gardens.

Now in need of refurbishment and modernisation, this property provides enormous potential for a buyer to create a comfortable home tailored to their own style, in one of Brixham's most sought-after and accessible residential areas.

The property is ideally situated just a short, level walk from local shops, a bus stop providing regular services into Brixham town centre and the waterfront, and within walking distance of the scenic Battery Gardens and coastal footpath, offering beautiful sea views and lovely walks.

To the front, a landscaped garden and driveway provide an attractive approach and ample off-road parking. The driveway leads to a garage, which also features a useful utility room to the rear — a practical space for laundry appliances and storage. The utility room connects to the kitchen via a covered walkway, providing sheltered access between the two areas. Inside, the accommodation is both spacious and versatile. The kitchen/dining room, located at the front of the bungalow, is fitted with traditional units and offers ample space for a dining table. A door from the kitchen leads directly to the covered walkway, providing easy access to the garage and garden areas. With refurbishment, this room could easily become a bright and modern open-plan kitchen/diner.

To the rear of the property, the lounge is a particularly comfortable and generously sized room, enjoying pleasant views over the garden. From here, double doors open into a large conservatory, which provides additional living space filled with natural light. The conservatory overlooks and opens onto the rear garden, creating a seamless connection between the indoor and outdoor spaces — perfect for relaxing or entertaining.

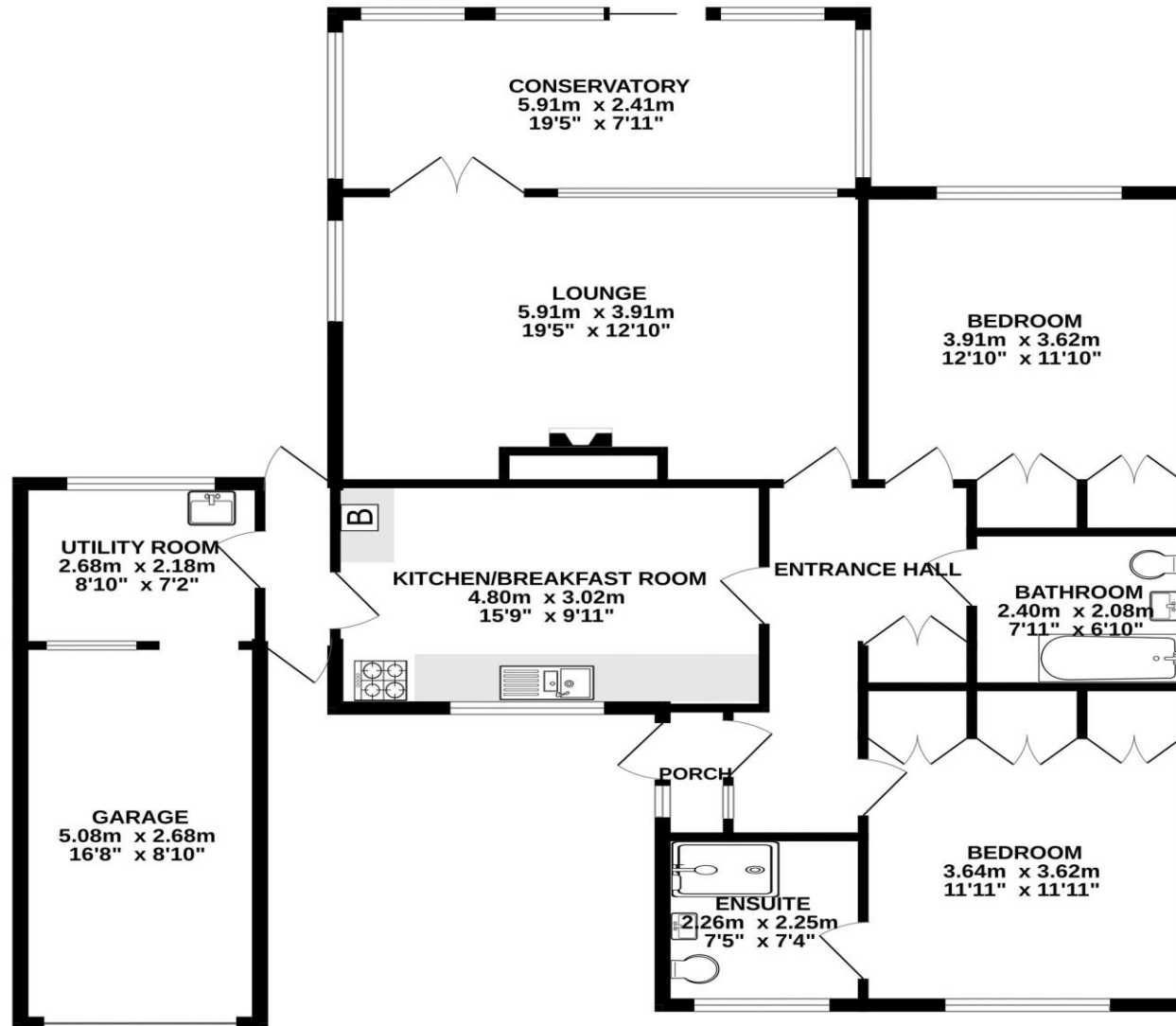
The bungalow offers two double bedrooms, both featuring built-in wardrobes. The principal bedroom benefits from an en suite shower room/WC, adding convenience and privacy, while a further bathroom/WC serves the rest of the accommodation. Both bedrooms are well-proportioned and provide scope for updating to create stylish and comfortable retreats.

Outside, the rear garden is near level and enclosed, offering a blank canvas for landscaping or re-imagining as a private outdoor haven. With some attention, it has the potential to become a wonderful area for seating, entertaining, or gardening, while still being easy to maintain.

The bungalow benefits from its peaceful setting on Northfields Lane, yet remains just a short distance from all essential amenities. The coastal footpath and Battery Gardens are only a stroll away, while Brixham's harbour, shops, and restaurants can be reached within minutes by car or bus. Offered for sale with **NO ONWARD CHAIN**, a rare chance to refurbish a detached bungalow in a prime level location close to the coast — an ideal project with excellent potential in a highly desirable part of Brixham.



GROUND FLOOR
124.9 sq.m. (1345 sq.ft.) approx.



TOTAL FLOOR AREA: 124.9 sq.m. (1345 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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ENERGY PERFORMANCE RATING: D

COUNCIL TAX BAND: D

AGENTS NOTES: The Ofcom website indicates that standard, superfast and ultrafast broadband is available in the area. Mobile phone reception is average across the four major providers, please check with your mobile provider.

VIEWINGS ARRANGEMENTS

Strictly by appointment through Eric Lloyd & Co

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