



Summercourt Way, Brixham, TQ5 0DY

EricLloyd
&Co.

www.ericlloyd.co.uk



£310,000 Freehold

Set in an elevated position enjoying superb open views across Brixham towards the sea, this **DETACHED HOUSE** presents a fantastic opportunity to acquire a split-level detached house offering generous accommodation and exciting potential for improvement. Situated in a well-established and desirable residential area, the property is perfect for those seeking a home they can modernise and personalise to their own taste.

Approached via a driveway, the property includes an attached garage with a very useful utility room to the rear — a practical addition providing useful storage or space for laundry appliances.

Both the front and rear gardens are largely a blank canvas, offering excellent scope for landscaping and outdoor design to complement the home's spacious layout and outlook. Inside, the accommodation is well proportioned and thoughtfully arranged over split levels, allowing each area to take advantage of natural light and the surrounding views. The lounge is positioned at the front of the house on the upper level and enjoys lovely open views across the rooftops and countryside of Brixham towards the coastline. A large picture window fills the room with daylight, creating a bright and welcoming atmosphere. This spacious living area offers plenty of potential for redecoration or reconfiguration to suit modern tastes.

On the ground floor to the rear, the kitchen/dining room provides a generous and flexible space for family life. Patio doors open directly to the rear garden, allowing for easy indoor-outdoor living and entertaining during the warmer months. The kitchen currently includes a range of fitted units, providing an ideal starting point for refurbishment or transformation into a stylish modern space.

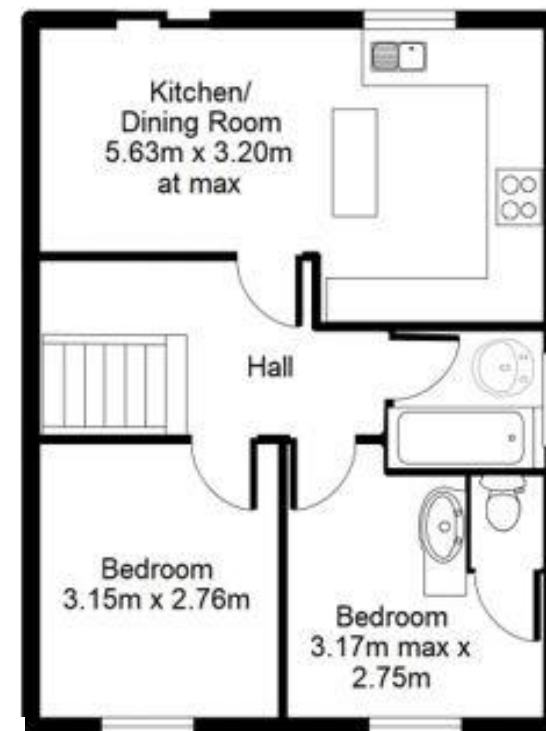
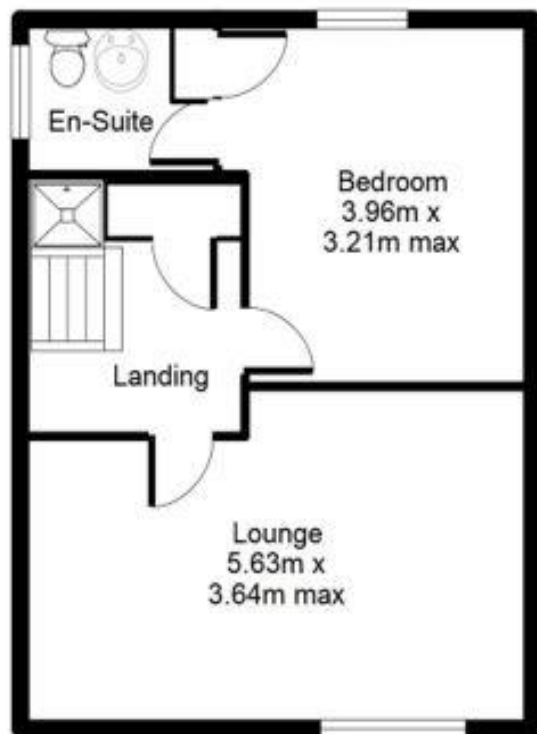
The home offers three bedrooms, the principal bedroom which is located on the upper level, benefits from its own en suite, offering the potential to create a comfortable and private main suite. The third bedroom on the ground floor also has the convenience of a W.C. and washbasin, ideal for guests or family members seeking additional privacy. The second bedroom is also positioned on the ground floor completing the flexible accommodation. There is also a cloakroom/W.C. and access to the attached garage on the entrance level.

Outside, the good size rear garden is enclosed and offers wonderful potential to become a private and attractive outdoor retreat, providing a blank canvas for those with creative ideas for landscaping or entertaining spaces. The front garden is similarly low-maintenance and could easily be enhanced to create extra kerb appeal.

The location of Summercourt Way is another key attraction. The property sits within easy reach of Brixham town centre, local shops, and schools, while the nearby coastline and South West Coast Path provide beautiful walks and access to the area's beaches and coves. Excellent transport links connect easily to Paignton, Torquay, and beyond.

With its elevated position, sea views, and huge potential, Summercourt Way offers an exciting opportunity to create a superb family home in one of Brixham's most popular residential areas. Offered with **no onward chain**, this property invites those with vision to make it their own.







ENERGY PERFORMANCE RATING:

COUNCIL TAX BAND: D

AGENTS NOTES:

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

EricLloyd
&Co.

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. Please be aware we may receive an introductory fee on recommendations for professional services.