



The Close, Brixham, TQ5 8RE

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£369,950 Freehold



Set in a sunny and convenient position this beautifully presented **2/3 BEDROOM SEMI DETACHED CHALET BUNGALOW** offers stylish, flexible living and has been extensively refurbished and thoughtfully extended by the current owners. The result is a light-filled, contemporary home with excellent indoor-outdoor flow, generous gardens, and ample parking—perfect for a wide range of buyers.

Approached via a spacious driveway providing ample off-road parking, complemented by a car port offering covered parking, ideal for motorhome etc. the property immediately impresses. The front garden is attractively laid to lawn with well-stocked borders, while an elevated and private seating area with frosted glass balustrade provides an ideal spot to enjoy the last of the evening sun.

The accommodation begins with a bright entrance porch opening into a welcoming entrance hall, finished with engineered oak flooring. From here, stairs rise to the first floor with a useful storage cupboard beneath, alongside a linen cupboard for everyday practicality and doors to principal rooms.

At the heart of the home is a fabulous fitted kitchen, beautifully appointed with striking royal blue units, wide pan drawers, and contrasting white sparkle worktops and upstands. Integrated appliances include a fridge/freezer, built-in electric oven, hob with integral cooker hood, and space for both a washing machine and tumble dryer. French doors open directly onto the rear garden seating area, making this an ideal space for entertaining. The kitchen flows seamlessly into a generous dining room, which enjoys a pleasant outlook to the front both are finished with smart grey contemporary flooring.

The comfortable lounge is light and airy with two windows, creating a relaxing space to unwind with continuation of the oak engineered flooring. The flooring continues from the hallway into to a further snug or third bedroom, complete with built-in storage/wardrobe, offers excellent flexibility for guests, home working, or additional sleeping accommodation. This room opens into a rear porch/sun room, which connects beautifully with the garden. Completing the ground floor is a contemporary shower room/W.C., featuring a double-size shower enclosure and modern fittings.

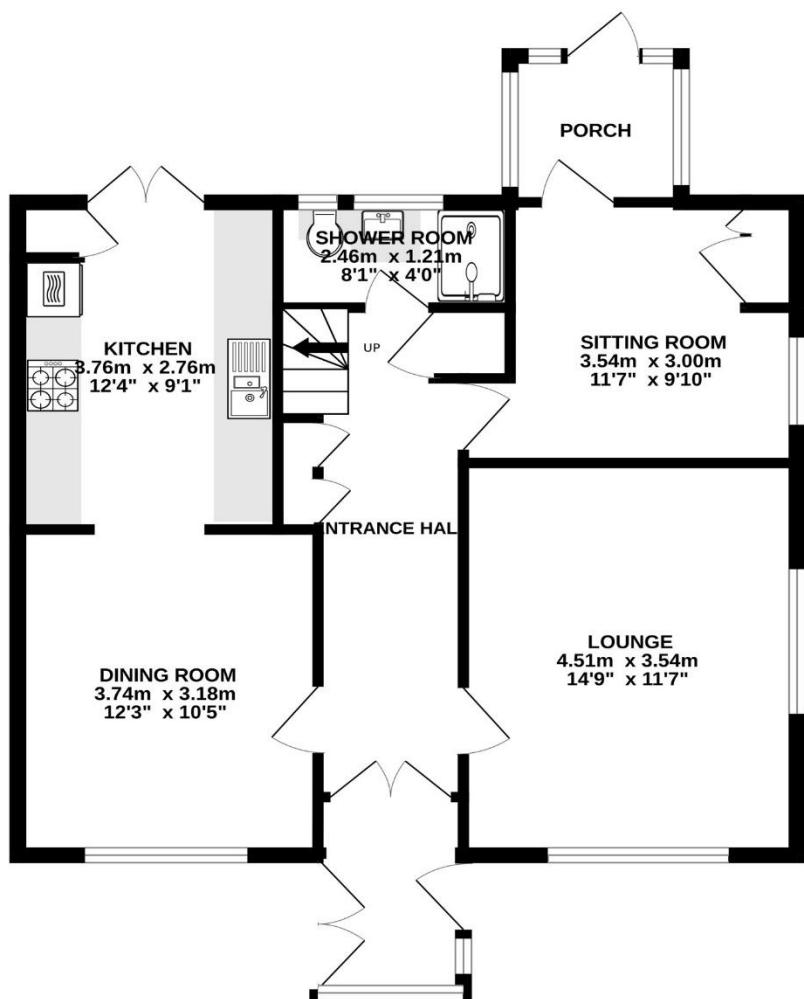
On the first floor, there are two well-proportioned double bedrooms, both benefiting from built-in storage/wardrobes and open outlooks to the front. A family bathroom serves this level, comprising a bath with central taps, corner shower enclosure, W.C. and washbasin—ideal for modern family living.

The rear garden is a real highlight, thoughtfully designed and fully enclosed. Immediately adjacent to the property is a patio seating area, perfect for outdoor dining, complemented by an external prep and sink area. A pergola with roller sun awning provides shade and structure, while beyond are two small lawn areas, a raised seating space, and a discreet bin store. A useful workshop/store measuring 11'9 x 7'8 offers excellent storage or hobby space.

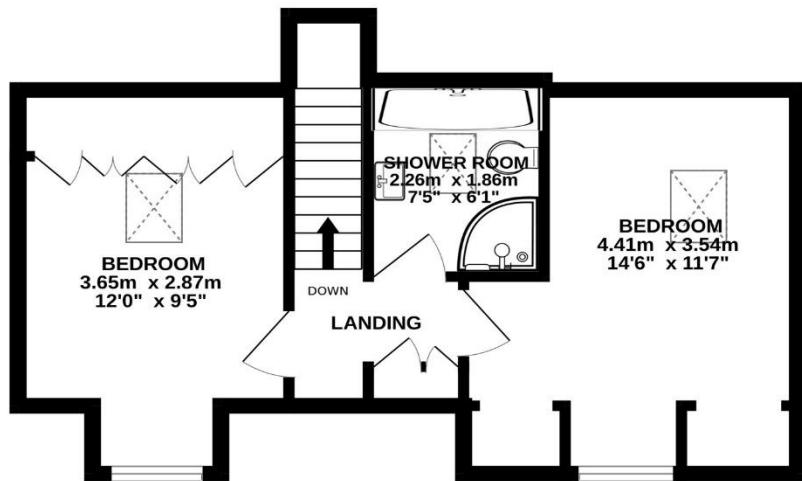
Ideally located within walking distance of Brixham town centre, Battery gardens, Furzeham Green and local shops at Pillar Avenue, this superb home combines stylish presentation, versatile accommodation, and excellent outdoor space in a sought-after residential setting.

Early viewing is highly recommended to fully appreciate all that this exceptional chalet bungalow has to offer.

GROUND FLOOR
67.5 sq.m. (726 sq.ft.) approx.



1ST FLOOR
34.7 sq.m. (374 sq.ft.) approx.



TOTAL FLOOR AREA : 102.2 sq.m. (1100 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: C

COUNCIL TAX BAND: C

AGENTS NOTES: The Ofcom website indicates standard, superfast and ultrafast broadband is available and that mobile performance is as follows: VODAPHONE 81% / THREE 78% /EE 77% /02 64%

VIEWINGS ARRANGEMENTS

Strictly by appointment through Eric Lloyd & Co

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