Northfields Lane, Brixham, TQ5 8RH

EricLloyd &Co.

£425,000 Freehold

Situated in a highly convenient and level residential location, this well-presented **THREE BEDROOM DETACHED BUNGALOW** offers spacious and versatile accommodation, ideal for those seeking comfortable single-storey living within easy reach of everyday amenities.

Local shops and regular bus services providing access to Brixham town centre are just a short walk away, making this an attractive home for a wide range of buyers.

The property is approached via a spacious entrance porch which leads into a reception hall. The hall benefits from a useful linen cupboard housing a Worcester gas-fired boiler, (installed in February 2023), together with loft access and a Positive Input Ventilation (P.I.V.) system designed to promote a healthy internal environment.

The kitchen is fitted with an attractive range of white shaker-style wall and base units complemented by generous work surfaces and an inset ceramic one-and-a-half bowl sink with drainer. Integrated appliances include a fridge/freezer, electric double oven and grill, together with a four-burner gas hob and extractor hood. A front-facing window provides natural light, while a connecting door opens into the dining room.

The dining room offers ample space for family meals and entertaining and flows seamlessly through an archway into the generously proportioned lounge. A feature fireplace with electric fire creates a focal point, while wide French doors with glazed side panels open into an impressive conservatory. This delightful additional reception space enjoys attractive views over the rear garden and provides an ideal setting for relaxation throughout the year.

A versatile third bedroom is accessed from the dining room and benefits from an en-suite W.C and wash hand basin. This room also enjoys direct access to the rear garden and includes a roof window for additional natural light. Beyond this room is the former garage, now converted into a useful utility and hobby room with front access, storage cupboards, work surfaces and space for laundry appliances. Purchasers should note that the current owners are unable to provide Building Regulations approval for the bedroom, en-suite addition and garage conversion.

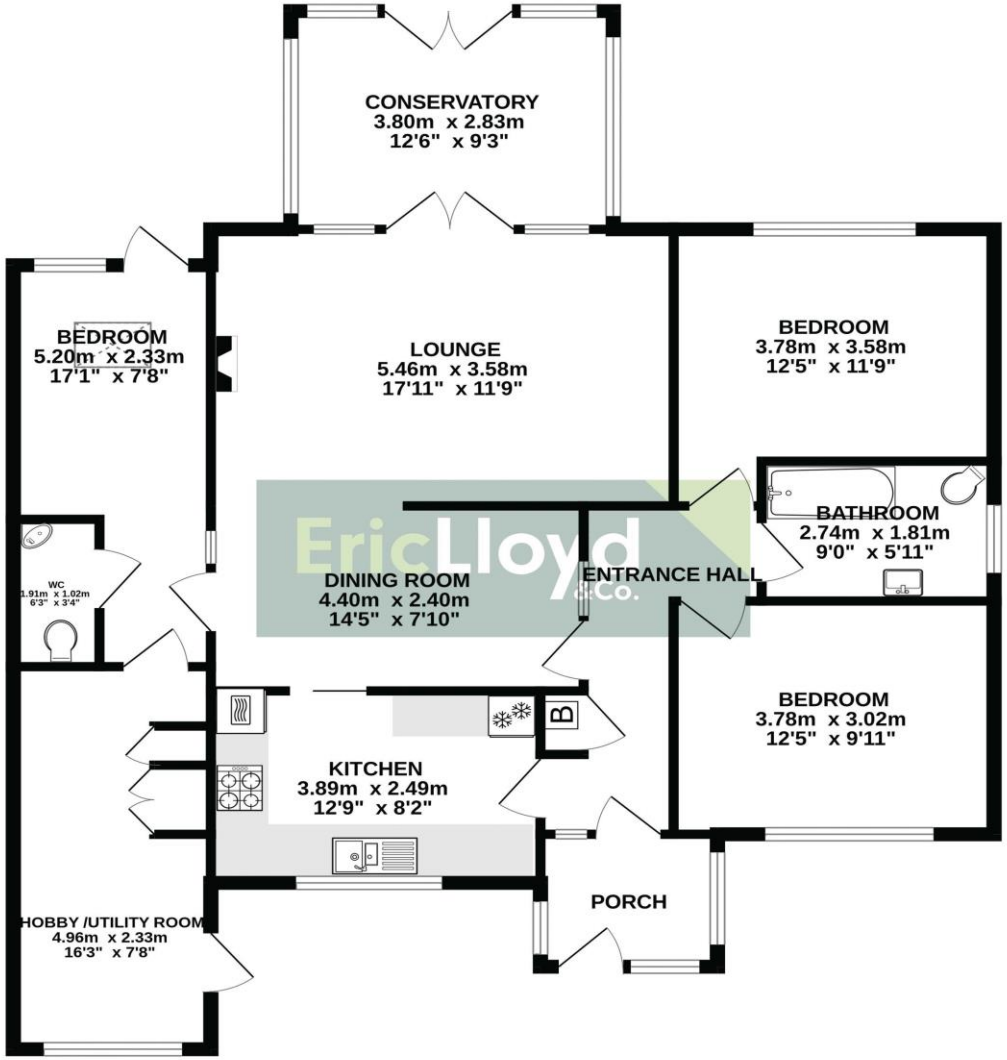
The two principal bedrooms are both comfortable doubles, positioned to the front and rear respectively. They are served by a family bathroom fitted with a white suite comprising a bath with mixer tap and shower attachment, pedestal wash basin and low-level W.C.

Further benefits include double glazing, gas-fired central heating throughout and, we are advised, a replacement roof covering installed in 2021.

The front and rear gardens are mainly landscaped for ease of maintenance, the front garden has well stocked flower borders and attractive inset specimen trees, a gate to the side leads around to the good size, enclosed rear garden, again landscaped with small summerhouse, various shrubs and a variety of fruit trees and bushes.

Brixham is one of South Devon’s most desirable coastal towns, renowned for its picturesque harbour, vibrant fishing industry, waterfront restaurants and scenic coastal walks. The property enjoys convenient access to local amenities while being within easy reach of the town’s charming marina, shops, cafés and the stunning South West Coast Path, making it an excellent choice for both permanent residence and retirement living.

GROUND FLOOR
112.6 sq.m. (1213 sq.ft.) approx.



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TOTAL FLOOR AREA : 112.6 sq.m. (1213 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 indicated that broadband and mobile phone reception are available at this address.

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, Broadsands TQ4 6LE
churston@ericlloyd.co.uk

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