



Ocean View Drive, Brixham, TQ5 0BA

**Eric Lloyd**  
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## £259,950 Freehold

Nestled between the charming fishing town of Brixham and the picturesque riverside setting of Kingswear, this **THREE BEDROOM SEMI-DETACHED HOUSE** on Ocean View Drive offers a wonderful balance of coastal living and everyday convenience. With a bus stop located at the end of the road on Milton Street, the property is ideally placed for easy access to surrounding areas while still enjoying a private setting.

The home is approached via private parking for two vehicles and benefits from a single garage with power, providing excellent storage or workshop potential. A series of steps lead down to an inviting entrance patio area and the front door, setting the tone for what lies within.

Upon entering, a welcoming hallway opens into a well-appointed kitchen dining room, thoughtfully designed for both functionality and comfort. The kitchen features an integrated Bosch oven and microwave, alongside a freestanding slimline dishwasher, washing machine, and tumble dryer, all included within the sale. A generously sized under-stairs cupboard provides valuable storage and houses an Ideal Logic boiler, newly fitted in March 2024.

The Kitchen / dining room flows seamlessly into a spacious lounge, complete with a central fireplace that creates a cosy focal point. Sliding patio doors open directly onto the rear garden, allowing natural light to flood the room and offering an easy connection to outdoor living.

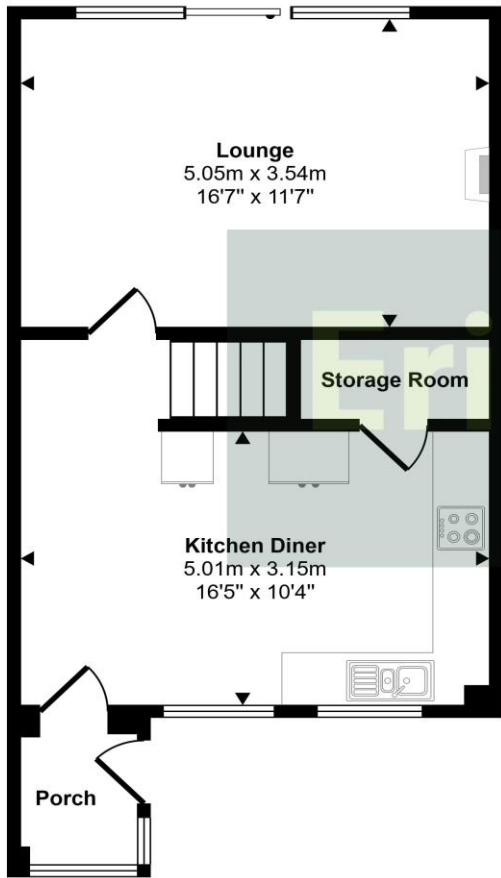
Upstairs the property offers three well proportioned bedrooms. The master bedroom is positioned at the back and enjoys open views to the rear garden. The second bedroom is positioned at the front of the property, both benefit from fitted wardrobe, while the third bedroom is currently utilised as a home office, offering flexibility for modern living. The bathroom is beautifully presented, featuring a shower bath with overhead shower, W.C, and basin set within stylish gloss vanity units, complemented by pale blue subway-style tiling.

Externally, the home continues to impress. The low-maintenance front patio provides a pleasant seating area, while gated access leads to a surprisingly spacious side area that continues through to the rear garden. The garden itself is a standout feature, boasting a stunning magnolia tree, an apple tree, and a well-maintained lawn. A patio area adjacent to the property is perfect for entertaining, and a garden shed adds further practicality.

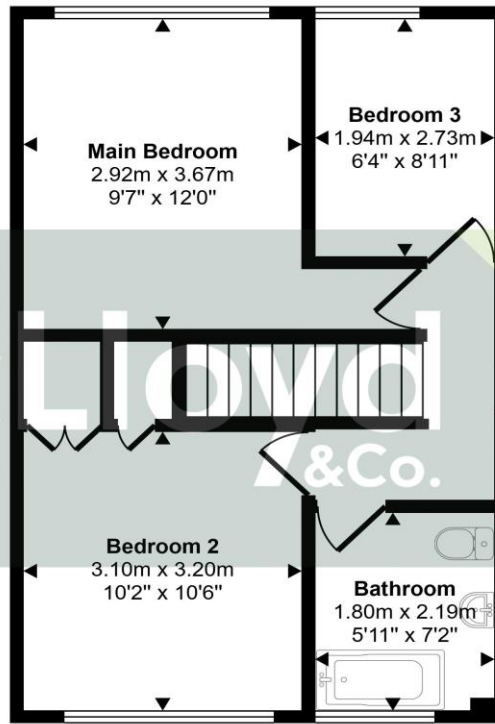
This delightful home combines comfort, space, and location, making it an excellent opportunity for a range of buyers.



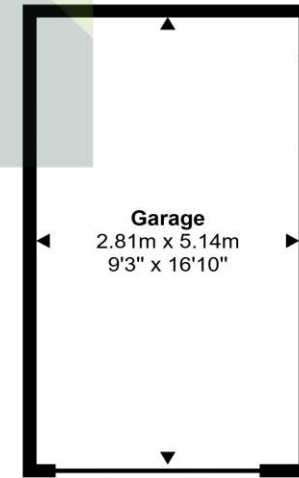
Approx Gross Internal Area  
96 sq m / 1038 sq ft



Ground Floor  
Approx 42 sq m / 451 sq ft



First Floor  
Approx 40 sq m / 431 sq ft



Garage  
Approx 14 sq m / 155 sq ft

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: D

COUNCIL TAX BAND: C

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

#### VIEWINGS ARRANGEMENTS

Strictly by appointment through Eric Lloyd & Co

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