



Mathill Road, Brixham, TQ5 0DP

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## £475,000 Freehold



Situated in a sought-after residential location within Brixham, this deceptively spacious and beautifully presented **THREE BEDROOM DETACHED HOME** offers versatile accommodation, generous off-road parking, a substantial south-facing garden, and a superb garage/workshop, making it ideal for growing families or those seeking flexible living arrangements.

The property is offered for sale as the current owners are relocating and downsizing, presenting a wonderful opportunity for a new family to enjoy everything this impressive home has to offer.

A large driveway to the front provides extensive parking for multiple vehicles and gives access to the garage/workshop. Upon entering, a welcoming entrance hall leads to the first floor and benefits from a useful downstairs storage cupboard together with a convenient ground floor W.C.

A particular feature of the home is the ground floor principal suite, comprising a spacious double bedroom that flows seamlessly into a generous dressing area fitted with mirror-fronted wardrobes. The luxurious en-suite shower room is beautifully appointed with fully tiled walls, a rainfall shower, contemporary countertop basin, W.C. and illuminated LED mirror.



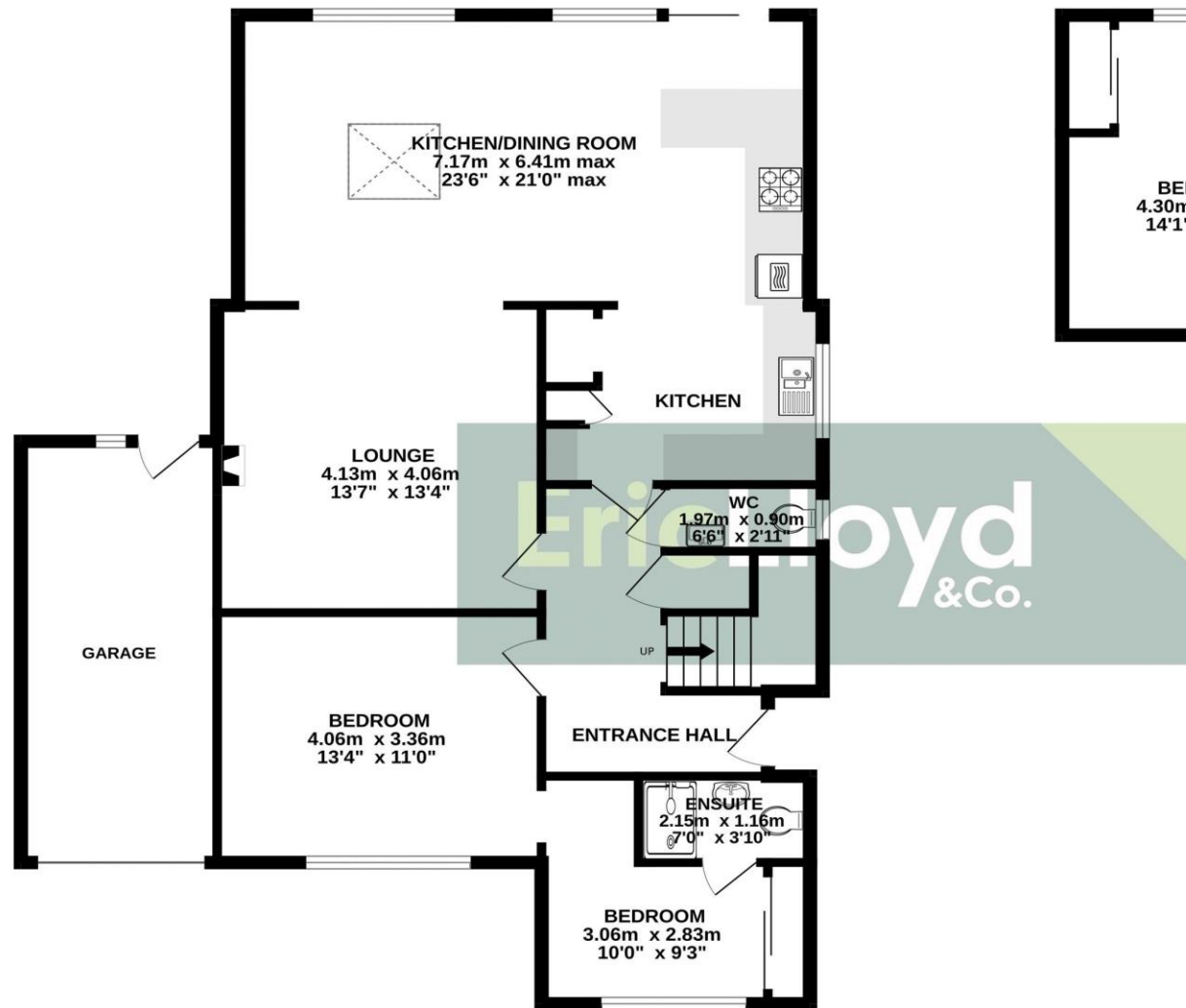
The heart of the home is the exceptional open-plan kitchen, dining and living space, designed with modern family life and entertaining in mind. The kitchen is fitted with an extensive range of cream gloss units complemented by stone-effect worktops and includes an integrated dishwasher, double oven and four-ring gas hob. There is ample space for an American-style fridge freezer, washing machine and tumble dryer, whilst a breakfast bar provides additional seating. The dining area comfortably accommodates a large table and chairs and benefits from a window and sliding patio doors opening onto the rear garden. Flowing naturally from this space is the inviting lounge area, centred around a charming log-burning stove.

Upstairs, Bedroom Two is a generous double room enjoying open views, whilst Bedroom Three benefits from a vaulted ceiling, attractive outlooks and its own en-suite shower room. A well-appointed family bathroom serves the first floor and features a double-ended bath alongside a separate shower cubicle with rainfall shower.

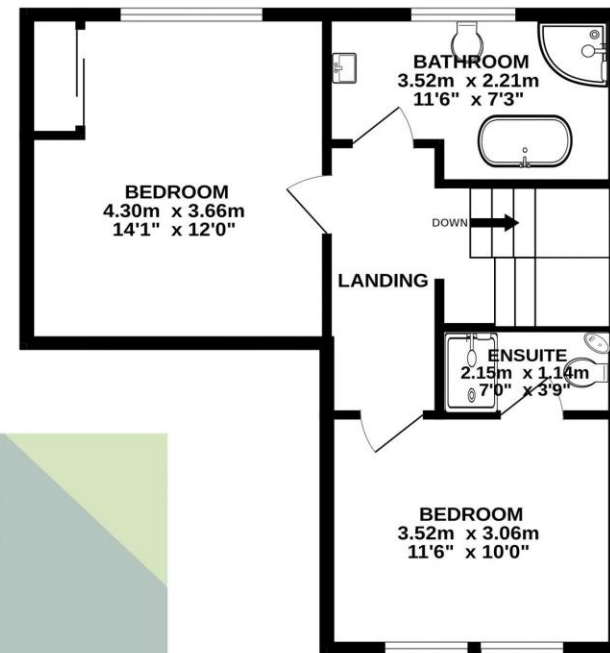
Externally, the impressive south-facing rear garden provides a wonderful outdoor retreat. A decked seating area adjacent to the property offers the perfect space for al fresco dining and entertaining, with the hot tub available by separate negotiation. Beyond lies a substantial lawn bordered by mature shrubs and planting, creating a private and established setting. Pedestrian access is available to one side of the property, with the garage/workshop situated to the other.

This is a superb family home offering spacious, flexible accommodation both inside and out, in a desirable Brixham location.

GROUND FLOOR  
103.8 sq.m. (1117 sq.ft.) approx.



1ST FLOOR  
44.9 sq.m. (483 sq.ft.) approx.



TOTAL FLOOR AREA : 148.7 sq.m. (1600 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 property is on all mains services. The Ofcom website indicates 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, Breadsands TQ4 6LE  
churston@ericlloyd.co.uk

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