



Upton Hill Road, Brixham, TQ5 9QR

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## £475,000 Freehold

Situated in a quiet and established residential area of Higher Brixham, this beautifully presented **DETACHED DORMER BUNGALOW** offers well-proportioned accommodation, attractive gardens and lovely far-reaching open views from the rear elevation. A particular feature is the useful **ANNEXE** accommodation, providing excellent flexibility for a dependent relative, family member or those requiring additional living space. Planning and Building Control approval has been passed for the annexe.

The main accommodation is entered via an entrance hall with stairs rising to the first floor and access to the principal rooms. The inviting living room features a fireplace recess with oak mantel, a large front-facing window with further window to side and wood-effect flooring. Opposite is a separate dining room, again with wood-effect flooring, offering ample space for a dining suite and access to the understairs cupboard.

The ground floor double bedroom can be incorporated into the main accommodation or annexe depending on the purchasers needs. There is also a ground-floor shower room/W.C. with a walk-in shower and curved screen, close-coupled W.C. and vanity unit with inset washbasin.

To the rear, the well-equipped kitchen provides a good range of pale cream-faced wall and base cupboards, display shelving and a unit over, complemented by wood-effect worktops and an additional movable central island with breakfast bar. Integrated appliances include a fridge/freezer, washing machine and built-in electric oven/grill with halogen hob. Attractive flooring, a rear window and French doors provide a pleasant outlook and direct access to the raised rear terrace and garden.

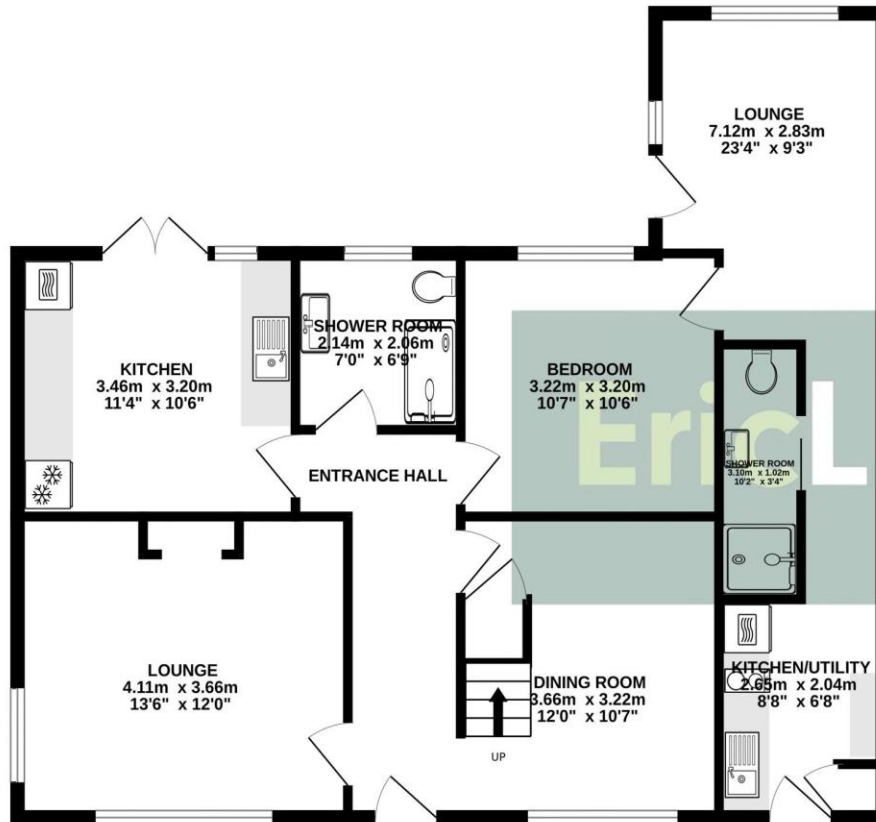
On the first floor are two further double bedrooms. One benefits from built-in wardrobes, whilst the principal bedroom incorporates a useful recessed dressing area. Both bedrooms enjoy a lovely outlook over the surrounding area. The first-floor bathroom/W.C. includes a bath with mosaic-tiled surround and central taps, close-coupled W.C. and vanity shelf with tabletop washbasin. The annexe has been created to the side of the property and benefits from front, rear and internal access, allowing it to be used independently or incorporated into the main home. It comprises a fitted kitchen, shower room/W.C. and a rear lounge/bedroom with access to the garden, making it particularly versatile for family requirements.

The property benefits from gas-fired central heating, with the boiler replaced in 2024, and double glazing throughout. The roof has also undergone full tile replacement in 2025. Outside, the landscaped front garden provides a welcoming approach and parking space, with a side gate leading around to the enclosed rear garden. The garden is thoughtfully arranged with a patio seating terrace, lawn and well-stocked borders, together with a summerhouse and attractive pergola feature. Steps lead up to the elevated composite-decked terrace, perfectly positioned to appreciate the lovely far-reaching views. There is also useful under-house storage with light and power, together with the wall-mounted Baxi boiler.

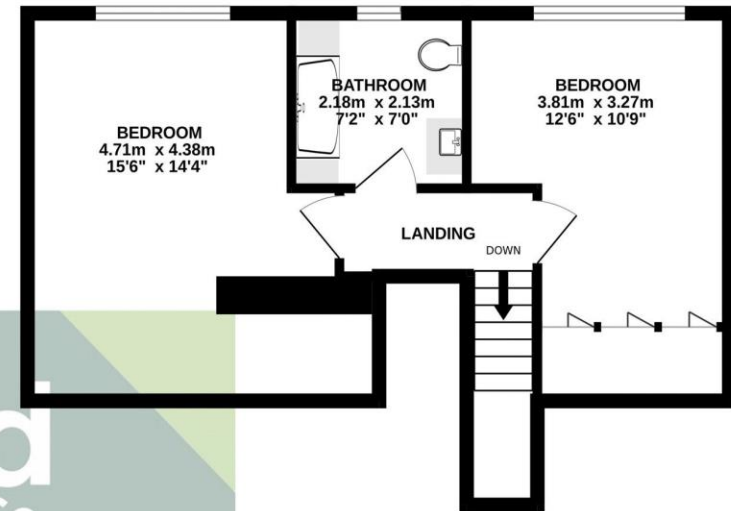
Higher Brixham provides a peaceful residential setting while remaining conveniently placed for the amenities and attractions of Brixham, with its picturesque harbour, waterfront, independent shops, cafés and restaurants, together with access to the beautiful South Devon coastline and surrounding countryside.



GROUND FLOOR  
82.1 sq.m. (884 sq.ft.) approx.



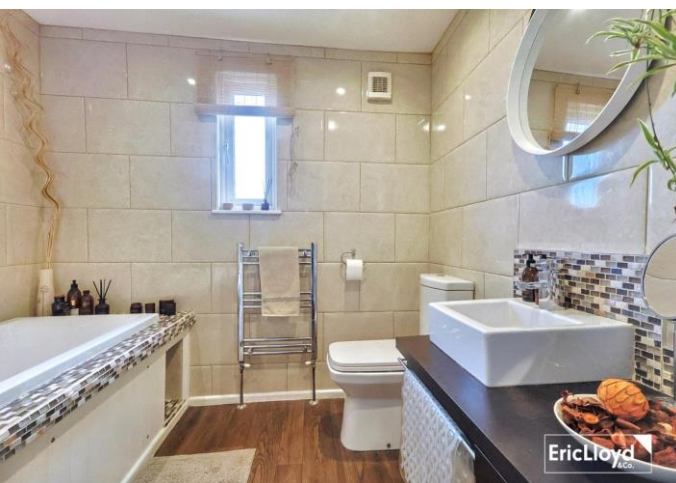
1ST FLOOR  
39.7 sq.m. (428 sq.ft.) approx.



TOTAL FLOOR AREA : 121.8 sq.m. (1311 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: D & ANNEXE: A

AGENTS NOTES: The Ofcom website indicates that standard and superfast broadband is available and that mobile performance is as follows: EE 83% / VODAPHONE 83% / O2 77% / THREE 75%

#### VIEWINGS ARRANGEMENTS

Strictly by appointment through Eric Lloyd & Co

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