



Centry Court, Centry Road, Brixham, TQ5 9HA



## £229,950 Freehold



A superb opportunity to purchase a **THREE BEDROOM LINKED HOUSE** offering light and spacious accommodation, attractive landscaped gardens, and excellent potential for refurbishment. Positioned just a short distance from Brixham town centre, its picturesque harbour, and beautiful waterfront, the property is ideally placed for those seeking convenience, comfort, and the chance to modernise a home to their own taste.

Offered for sale with **NO ONWARD CHAIN**.

Approached via a neatly laid out landscaped front garden, the house enjoys a pleasant outlook to the rear and a strong sense of privacy within this quiet residential setting. Opposite the property, parking is available on a first-come-first-served basis, providing practical and accessible everyday convenience.

An entrance porch offers a welcoming introduction to the home, complete with a cloakroom/W.C, ideal for visitors or family use. From here, the accommodation opens into the kitchen and dining area, which enjoy an open-plan arrangement leading through to the main living space and staircase to the first floor. The kitchen, while requiring updating, is of a good size and has excellent scope for reconfiguration or enhancement. There is ample space for a dining table, creating a sociable and functional hub for family life. The living room occupies the full width of the rear of the property and is a standout feature. Generous full-height windows and wide patio doors flood the room with natural light and frame peaceful views over the garden. This lovely bright space is ideal for relaxation and entertaining, with direct access to the rear garden providing a seamless indoor-outdoor connection during the warmer months.

Stairs rise to the first floor, where three well-proportioned bedrooms and a family bathroom are located. The two larger double bedrooms both benefit from built-in wardrobes and storage cupboards, ensuring excellent practicality and reduced need for additional furniture.

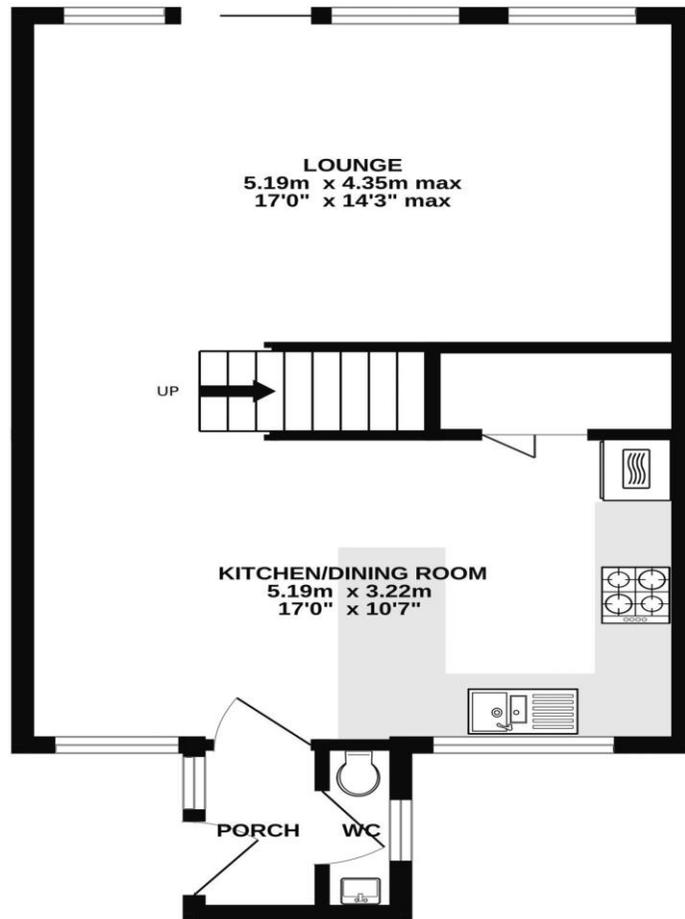
The third bedroom, a single room or nursery, offers versatility and could serve as a home office, hobby room, or child's bedroom. A family bathroom/W.C completes the accommodation on this level, offering scope for modernisation.

The landscaped rear garden is another attractive feature of the property. Designed for ease of maintenance, yet offering plenty of charm, it includes a striking circular patio with curved stone seat and gravelled surrounds borders, providing an inviting outdoor space that complements the home's bright interior. Whether enjoyed as a private retreat, a safe play space for children, or an area for gardening, the garden enhances the home's appeal. A gate to the rear access path is a convenient addition. Additional benefits include electric heating and double-glazed windows and doors, ensuring improved energy efficiency and comfort.

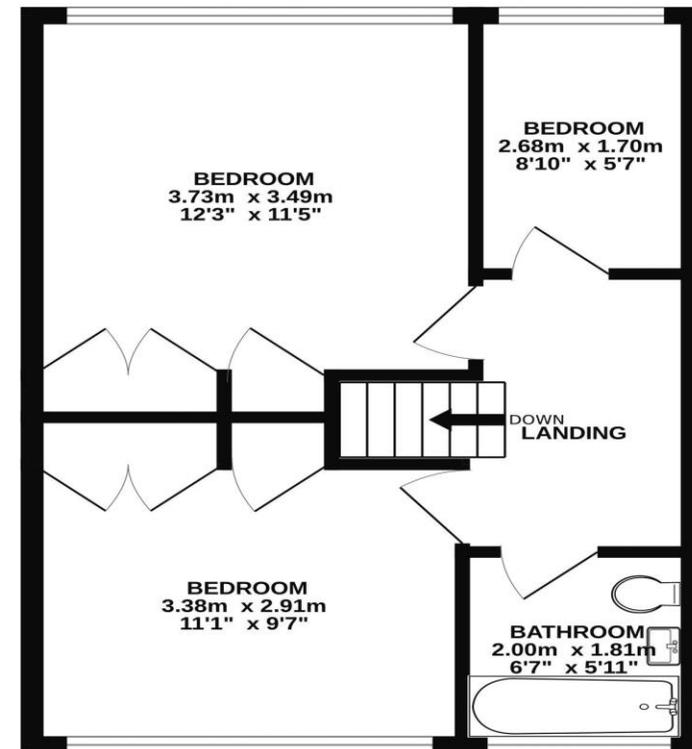
In summary, this is a well-positioned and well-proportioned home offering bright living spaces, landscaped gardens, and strong refurbishment potential. Ideal for first-time buyers, families, or those seeking a project in a convenient setting close to Brixham town centre and waterfront, this property represents an exciting opportunity to modernise and personalise a home in a desirable location.



**GROUND FLOOR**  
42.1 sq.m. (453 sq.ft.) approx.



**1ST FLOOR**  
39.3 sq.m. (423 sq.ft.) approx.



**TOTAL FLOOR AREA : 81.4 sq.m. (876 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: E

COUNCIL TAX BAND: B

AGENTS NOTES: The Ofcom website indicates that standard, superfast and ultrafast broadband is available. Mobile reception shows as Vodafone 83% -Three 82% -EE 76% -O2 65%

#### VIEWINGS ARRANGEMENTS

Strictly by appointment through Eric Lloyd & Co

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&Co.

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