

South Furzeham Road, Brixham, TQ5 8JF

EricLloyd &Co.





£269,950 Freehold

Situated on the highly sought-after South Furzeham Road, this well-**presented THREE BEDROOM TERRACED HOUSE** enjoys an enviable position within easy walking distance of Brixham town centre, the picturesque harbour, and the popular Furzeham Green. Offered for sale with **NO ONWARD CHAIN**, the property provides an excellent opportunity for first-time buyers, families, investors, or those seeking a convenient coastal home.

A flight of steps leads up to the front garden, where an attractive Phoenix Palm creates an inviting first impression. The accommodation begins with an entrance porch, benefiting from a replacement roof fitted in 2026, opening into a welcoming hallway complete with stairs rising to the first floor and a useful understairs storage cupboard.

To the front of the property is the fitted kitchen, enjoying open views across the surrounding area. The kitchen is fitted with a range of cream-fronted units complemented by wood-effect worktops and incorporates an electric oven with gas hob. A modern combination boiler, installed approximately three years ago, is neatly housed within a cupboard.

Spanning the rear of the property is a spacious lounge/dining room, providing an ideal space for both relaxing and entertaining. Sliding patio doors open directly onto the rear garden, allowing plenty of natural light to flood the room and creating a seamless connection between indoor and outdoor living.

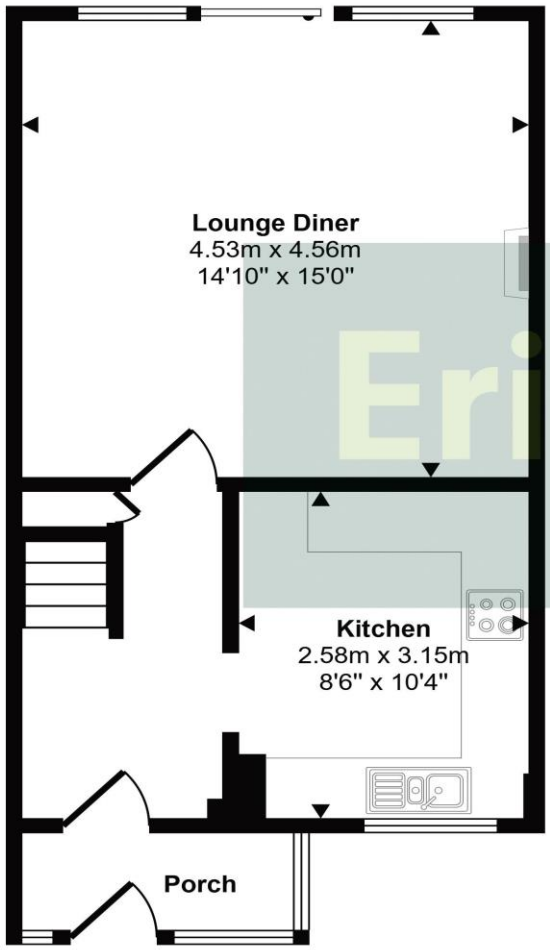
The first floor offers three bedrooms and a stylishly appointed shower room. The contemporary shower room features a walk-in shower with rainfall shower head, fully tiled walls, electric underfloor heating, an LED illuminated mirror, and quality fittings throughout. A handy storage cupboard is also located above the stairwell.

Bedroom two is positioned at the front of the property and enjoys attractive open views across the town, while the generous master bedroom overlooks the rear garden. The third bedroom also enjoys a garden aspect and would make an ideal single bedroom, nursery, or home office. The loft space is partially boarded, providing useful additional storage.

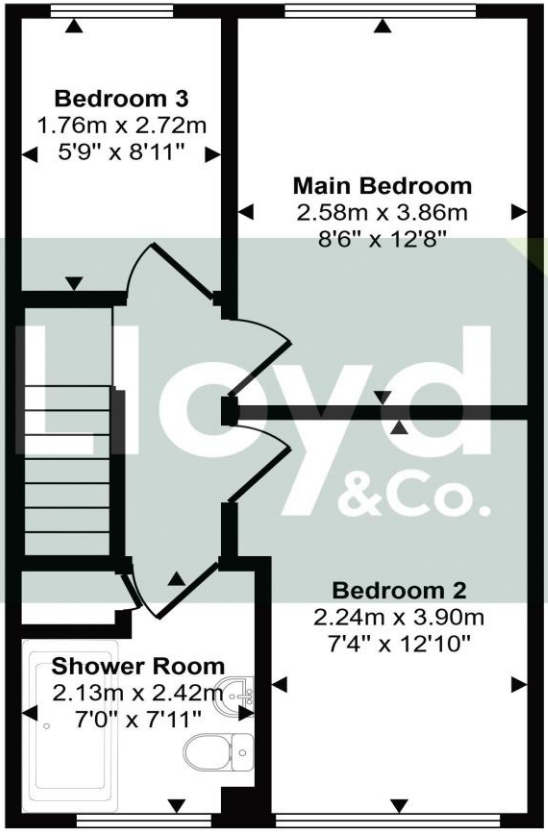
Outside, the rear garden has been designed for ease of maintenance and enjoyment, with a spacious decked seating area immediately adjacent to the property, perfect for al fresco dining or relaxing in the sunshine. Beyond this lies a lawned garden providing additional outdoor space.

Further benefits include a single lock-up garage located in a nearby block to the rear of the property, with the garage roof having been replaced in 2024. The existing furniture may be available by separate negotiation, offering a potentially straightforward move for prospective purchasers.

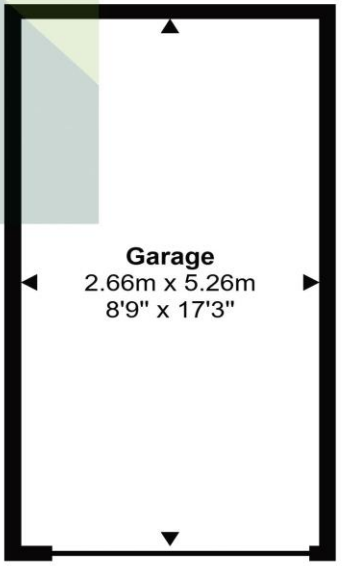
Approx Gross Internal Area
88 sq m / 950 sq ft



Ground Floor
Approx 38 sq m / 414 sq ft



First Floor
Approx 36 sq m / 385 sq ft



Garage
Approx 14 sq m / 151 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: C

COUNCIL TAX BAND: 3

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

Eric Lloyd & Co wish to advise prospective purchasers that we have not checked the services or appliances. The sales particulars have been prepared as a guide only; any floor-plan or map is for illustrative purposes only. Eric Lloyd & Co, for themselves and for the vendors or lessors of this property whose agents they are give notice that: the particulars have been produced in good faith; do not constitute any part of a contract; no person in the employment of Eric Lloyd & Co has any authority to make or give any representation of warranty in relation to this property. Please be aware we may receive an introductory fee on recommendations for professional services.