



Leader Close, Brixham, TQ5 9FQ



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**£335,000 Freehold**

**A Three Bedroom Family Home in a Desirably  
Location in Brixham.**

Situated in a sought-after and convenient location in Brixham, this well-presented **THREE BEDROOM TERRACED HOUSE** offers spacious three-storey living, ideal for families or couples seeking both comfort and proximity to local amenities, schools, and the beautiful Berry Head coastal park.

**NO ONWARD CHAIN IS OFFERED ON THIS PROPERTY.**

Tucked away in a quiet cul-de-sac, this attractive home forms part of a small row of just three properties and benefits from a well-maintained frontage. Upon entering, you are welcomed by a bright entrance hall leading through to a light-filled living room, which flows seamlessly into a generous open-plan kitchen and dining area.

The modern kitchen features a stylish white gloss finish and is fully equipped with an integrated oven, electric hob, fridge freezer, and dishwasher—perfect for both everyday living and entertaining.

A convenient ground floor cloakroom with WC and basin completes this level. From the dining area, a door opens onto a sunny, enclosed garden offering plenty of space to personalise and enjoy outdoor living.

The first floor comprises a double bedroom, a single bedroom, and a contemporary family bathroom fitted with a bath and overhead shower.

Occupying the top floor is an impressive principal bedroom, complete with built-in mirrored wardrobes and a private ensuite shower room, creating a peaceful retreat.

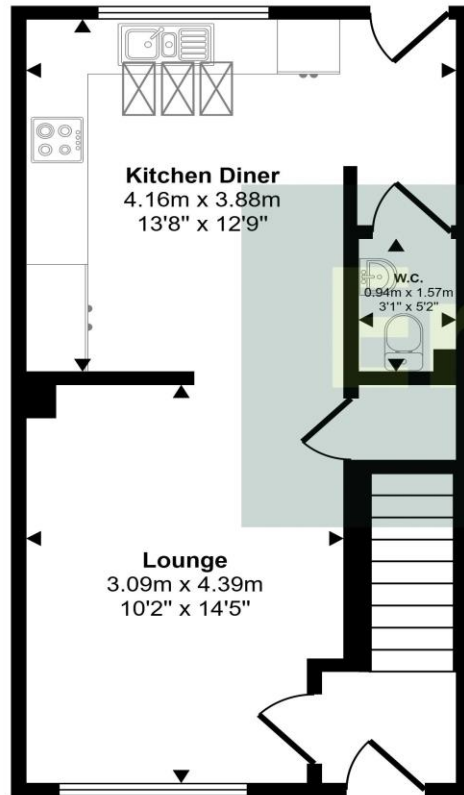
Externally, the property benefits from a large driveway to the rear, a garage, and gated access to the garden.

The home also features gas central heating throughout.

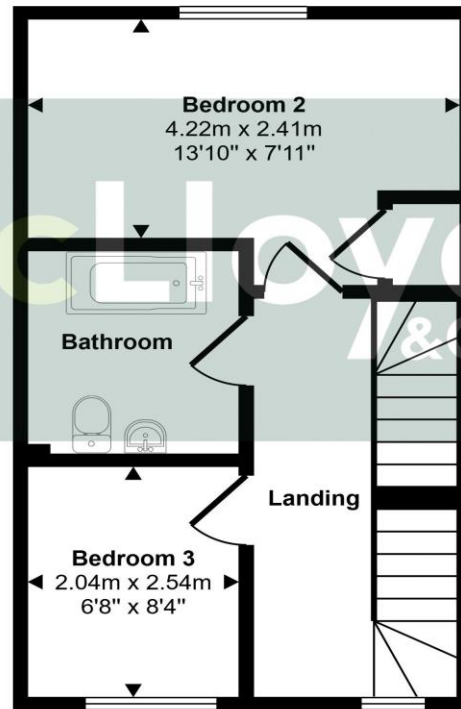
Located close to local shops, schools, scenic coastal walks, and communal play areas, this property offers a wonderful balance of convenience and tranquillity—making it a perfect place to call home.



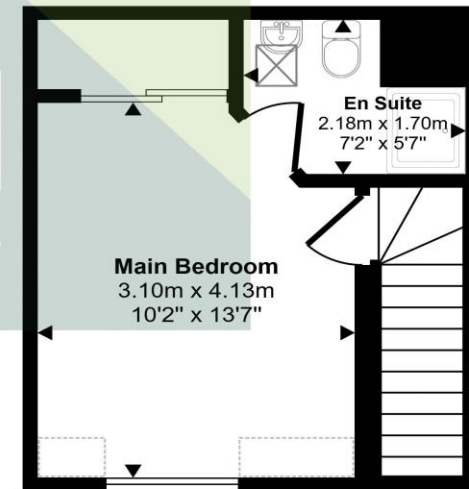
Approx Gross Internal Area  
88 sq m / 944 sq ft




Ground Floor  
Approx 35 sq m / 381 sq ft



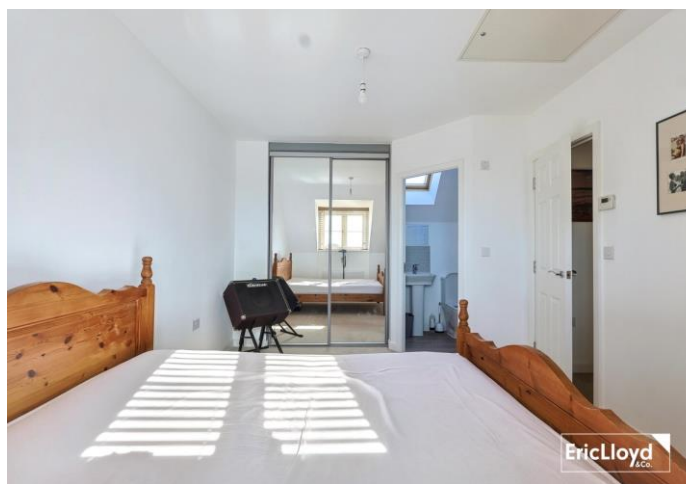
First Floor  
Approx 31 sq m / 337 sq ft



Second Floor  
Approx 21 sq m / 226 sq ft

 Denotes head height below 1.5m

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: B

COUNCIL TAX BAND: D

AGENTS NOTES: The Ofcom website suggests high broadband and mobile coverage available.

**VIEWINGS ARRANGEMENTS**

Strictly by appointment through Eric Lloyd & Co

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