



Wall Park Close, Brixham, TQ5 9UN

EricLloyd
&Co.

www.ericlloyd.co.uk

£589,950 Freehold

Situated in a highly desirable area of Brixham, this beautifully presented **THREE BEDROOM** home offers the perfect blend of space, comfort, and breathtaking coastal views.

Ideally located close to local bus routes, well-regarded schools, the town centre, and the picturesque harbour, this property is perfectly positioned for both convenience and lifestyle.

The property is offered for sale with **NO ONWARD CHAIN**.

Upon entering the property, you are welcomed by a warm and inviting hallway, complete with two built-in storage cupboards providing ample space for coats and household essentials. From here, there is internal access to the generous garage, as well as a door leading to a convenient downstairs shower room.

A short flight of stairs leads to the bedroom level, where you will find three well-proportioned bedrooms. Two are spacious rooms—one positioned at the rear enjoying peaceful garden views, and the other at the front boasting stunning sea views. The third bedroom is a smaller room, also benefitting from attractive outlooks. Also on this floor is a well-appointed bathroom with corner bath, WC and sink, all white.

Continuing up to the main living area, you are greeted by a bright and spacious living room and dining area. The living room is a true highlight of the home, featuring a charming fireplace and large patio doors spanning the front, opening onto a balcony that offers uninterrupted, far-reaching views across the harbour and bay—perfect for relaxing or entertaining.

To the rear of this level is the dining area, which flows seamlessly into a well-sized kitchen. The kitchen is fitted with cream units, providing plenty of storage, along with a built-in electric hob and oven, and space for freestanding fridge and freezer.

The property benefits from excellent access to the outdoor space, with two rear doors—one leading from the dining area to a covered decked terrace, and another from the bedroom hallway providing direct access to the garden.

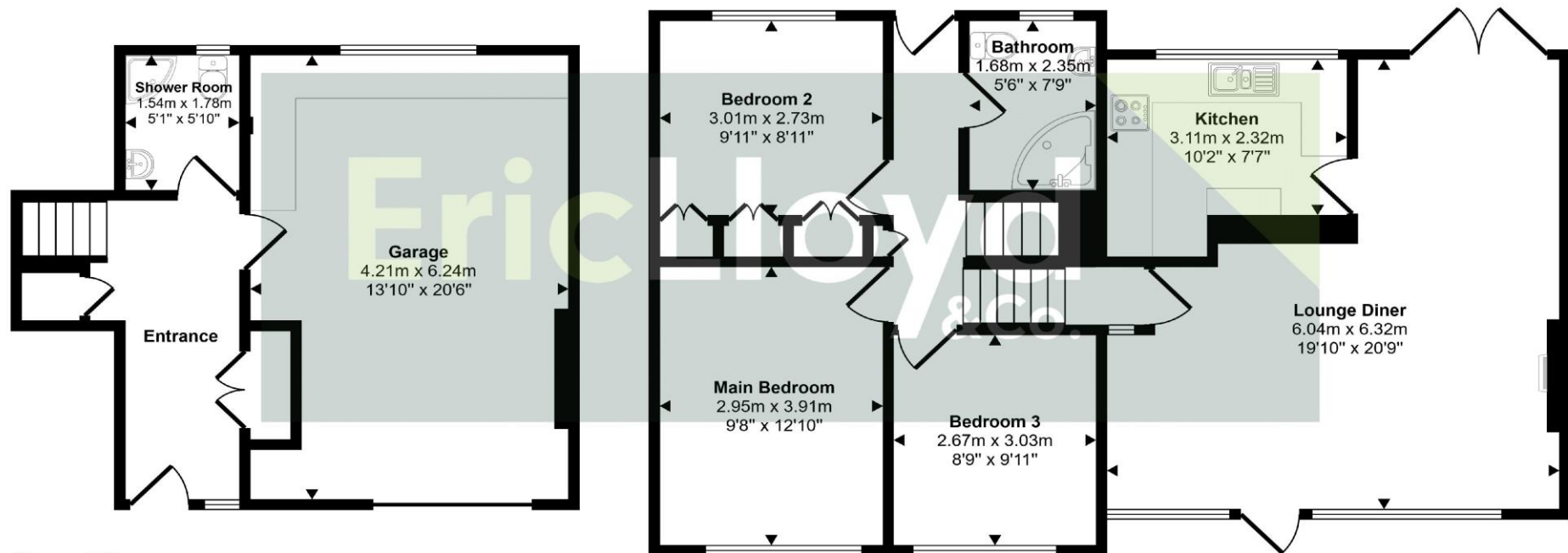
The garden itself is a delightful feature, with sea glimpses from the side path and a generous layout with a stone seating area, steps leading up to a lawn, and a charming summer house at the top—ideal for enjoying the outdoors. A pathway runs along the side of the property, providing gated access to the front.

The large garage has ample space for a vehicle, along with further storage to the rear, fitted units with space for a washing machine, tumble drier and under-counter fridge. The Glow worm boiler is also situated here.

This wonderful home truly needs to be seen to be fully appreciated. Offering space, views, and a prime location, it is a rare opportunity not to be missed.



Approx Gross Internal Area
120 sq m / 1295 sq ft



Ground Floor

Approx 39 sq m / 417 sq ft

First Floor

Approx 82 sq m / 878 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: D

COUNCIL TAX BAND: E

AGENTS NOTES: This 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

EricLloyd
&Co.

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.