



Eric
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FOR SALE.
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Wishings Road, Brixham, TQ5 9PB

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£239,950 Freehold

Situated in the well-established and convenient Higher Brixham area, this **THREE BEDROOM SEMI DETACHED HOUSE** with **NO ONWARD CHAIN** offers an excellent opportunity for buyers seeking a property they can update, improve, and truly make their own.

With local amenities, well-regarded primary and secondary schools, and regular bus routes all within easy reach, this semi-detached home is ideally placed for family living, combining practicality with great potential for enhancement.

The property stands in a slightly elevated position and enjoys a neatly landscaped front garden that sets the house back attractively from the road. A driveway to the side provides off-road parking and leads to the single garage, offering further storage, workshop space, or parking as required.

Upon entering, the accommodation begins with a traditional hallway. To the front is a good-sized lounge, a comfortable room featuring a generous window that brings in plenty of natural light. This space is perfectly suited for relaxation and family time and offers a blank canvas for redesign and redecoration.

To the rear of the property sits the kitchen/dining room, an excellent family area with plenty of scope to create a modern open-plan arrangement if desired. The current layout provides space for a dining table and offers views over the rear garden. A door gives direct access to the outside, making it convenient for outdoor dining, childrens play, or gardening. With refurbishment, this room could become the heart of a contemporary family home.

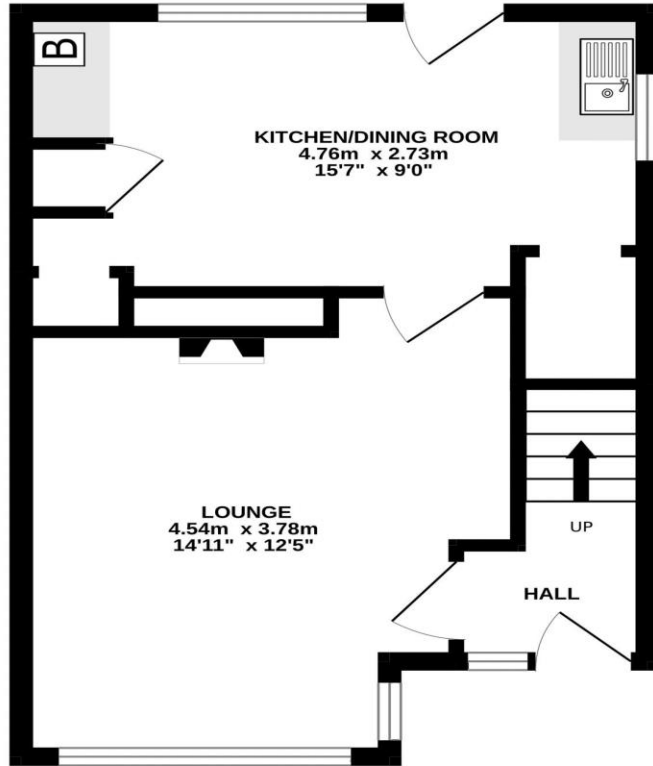
Upstairs, the first floor comprises three bedrooms, arranged as two doubles and a single. All rooms are of a good size, with potential to reconfigure layouts or incorporate built-in storage to suit individual needs. The rear bedrooms in particular enjoy a pleasant outlook over the garden. Completing the first floor is a shower room/W.C, currently fitted with a shower enclosure, wash basin and toilet. As with the rest of the property, it offers scope for updating into a stylish and modern bathroom. The house has gas fired central heating and double glazing fitted.

One of the features is the larger-than-average rear garden offering excellent space for landscaping, play areas, or even potential extensions (subject to any necessary planning permissions), this garden will particularly appeal to families and keen gardeners. Its size and layout give buyers plenty of opportunity to design a wonderful outdoor environment.

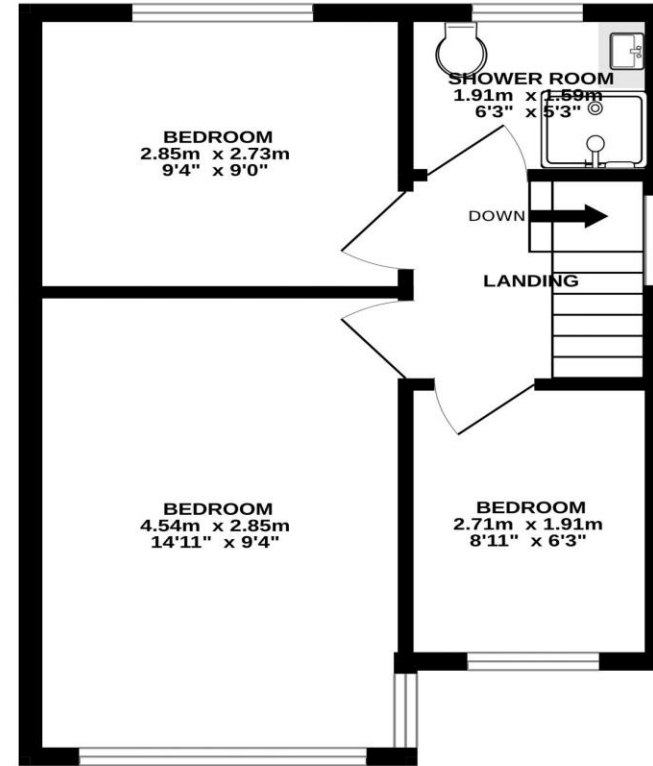
Overall, this is a promising home with generous accommodation, a large rear garden, driveway parking, and a garage in a popular, well-connected area of Brixham. With refurbishment and modernisation, it has the potential to become a superb family property in a highly convenient location. Early viewing is recommended to appreciate the size, setting, and possibilities this home presents.



GROUND FLOOR
32.6 sq.m. (351 sq.ft.) approx.



1ST FLOOR
32.9 sq.m. (354 sq.ft.) approx.



TOTAL FLOOR AREA : 65.5 sq.m. (705 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: D

COUNCIL TAX BAND: C

AGENTS NOTES: The Ofcom website indicates that standard, superfast and ultrafast broadband is available. Mobile coverage indicates the following. VODAPHONE 83% /THREE 82%/ EE 76%/ o2 65%

VIEWINGS ARRANGEMENTS

Strictly by appointment through Eric Lloyd & Co

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