



98



Windmill Close, Brixham, TQ5 9SQ

## £315,000 Freehold



Tucked away at the quiet end of this peaceful cul-de-sac, this TWO BEDROOM DETACHED BUNGALOW offers a superb opportunity for a new owner to modernise and personalise a well-proportioned and beautifully laid out bungalow set on a generous corner plot. With wrap-around gardens, driveway parking, a detached garage and a bright south-facing aspect, the property provides excellent scope to create a comfortable, easily managed home in a sought-after residential location. Although the interior does require updating, the space and layout offer tremendous potential.

A welcoming entrance hall provides access to the accommodation and includes two very useful storage cupboards, one of which houses the modern gas-fired combination boiler. Both bedrooms are spacious doubles, with Bedroom 1 benefitting from fitted wardrobes.

The shower room is fitted with a large shower cubicle, pedestal basin, heated towel rail and window for natural ventilation. In addition, there is a separate WC, adding convenience for day-to-day living. These two rooms could be knocked together to create a spacious family bathroom.

The kitchen is fitted with light wood-effect wall and base units paired with stone-effect worktops, offering plenty of storage and workspace. A window to the side enjoys a sunny southerly outlook with open views, while a door leads directly to the rear garden. Another door provides access through to the dining area of the lounge/diner, ensuring an easy flow between the main living spaces.

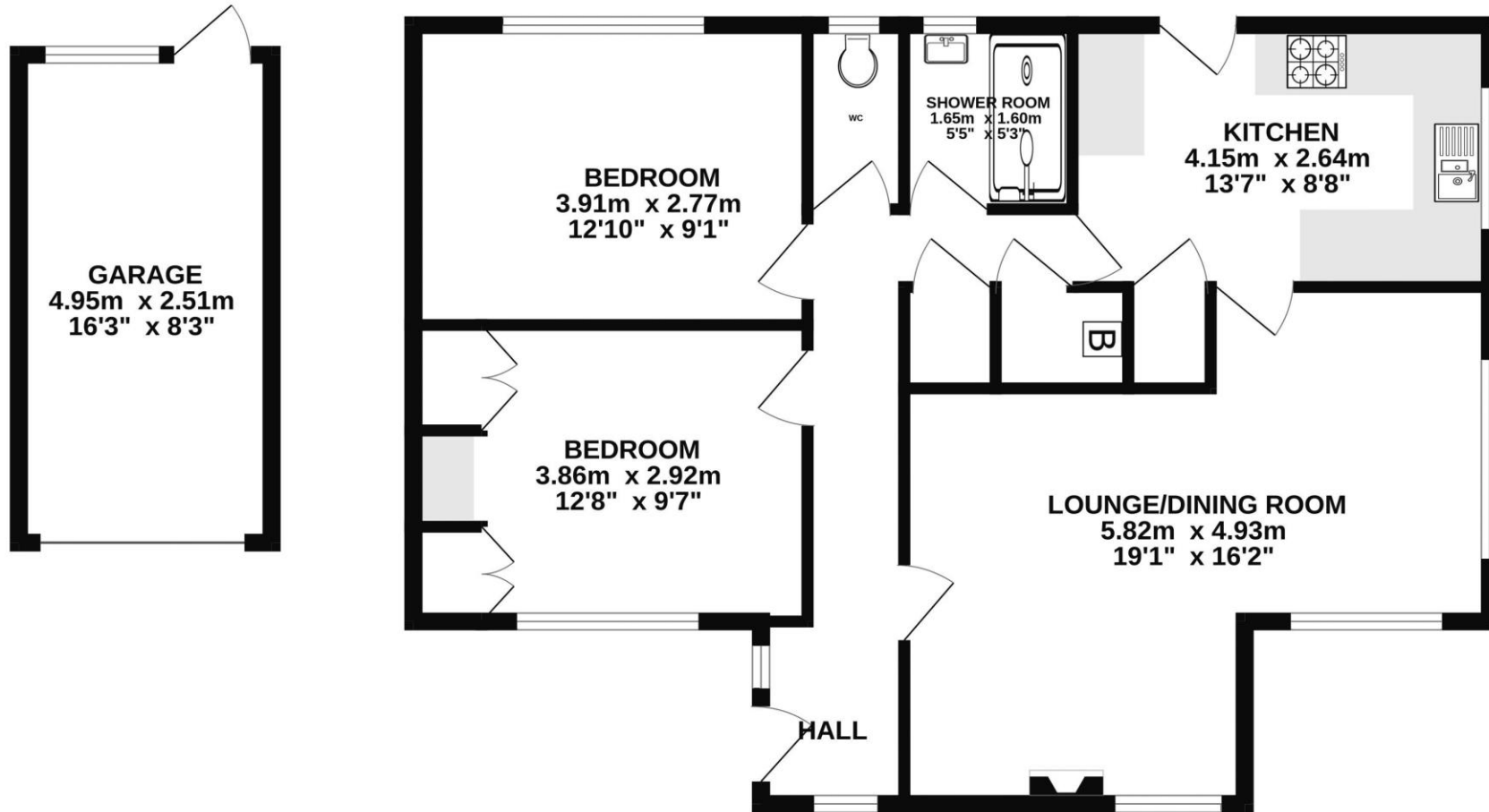
The lounge/dining room is a particularly generous space with excellent capacity for a range of furniture. A central electric fireplace provides a focal point, and the open-plan layout creates a versatile room suitable for both relaxation and entertaining. Beautiful open views of the town are enjoyed from the kitchen and dining area.

Outside, the property continues to impress. The wrap-around gardens include a low-maintenance patio to the front and side, while the rear garden offers a level lawn with a greenhouse—ideal for gardening enthusiasts. The corner position allows for a feeling of space and privacy, and the sunny aspect enhances the enjoyment of the outdoor areas. To the front is driveway parking leading to a detached single garage, providing valuable additional storage or workshop space.

Offered for sale with NO ONWARD CHAIN, this property presents a rare opportunity to acquire a spacious bungalow with excellent potential in a quiet, settled residential area. With modernisation, it could become a truly delightful home tailored to the needs and style of its next owner.



**GROUND FLOOR**  
85.8 sq.m. (923 sq.ft.) approx.



TOTAL FLOOR AREA : 85.8 sq.m. (923 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: D

AGENTS NOTES: The property is on all mains services. The Ofcom website indicates that broadband and mobile phone reception is available at this address.

#### VIEWINGS ARRANGEMENTS

Strictly by appointment through Eric Lloyd & Co

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