



Ocean View Drive, Brixham, TQ5 0BA



**£245,000**



Situated in the highly sought-after area of Higher Brixham, this well-presented **THREE BEDROOM** semi-detached family home enjoys a fantastic position on a popular residential road, conveniently located along a bus route with easy access to both Brixham town centre and nearby Kingswear.

Offering spacious accommodation throughout and a warm, welcoming feel, this lovely home has clearly been well cared for over the years and is ideal for families, first-time buyers, or anyone looking to enjoy coastal living in a desirable location.

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

Approaching the property, you are greeted by a terrace-style front garden with steps leading down to the entrance, creating an attractive first impression. The property also benefits from a garage, providing useful storage or off-road parking.

Upon entering, there is a practical porch area, perfect for coats and shoes before stepping into the main living accommodation.

The kitchen is a real feature of the home, offering an impressive amount of cupboard and worktop space, making it ideal for busy family life and entertaining alike. There is ample room for a large dining table, creating a sociable kitchen/diner where family and friends can gather comfortably. Just off the kitchen is a generously sized storage cupboard, adding to the practicality of the layout.

To the rear of the property sits the bright and spacious living room, perfectly positioned to overlook the garden. Sliding patio doors allow plenty of natural light to flood the room while also providing direct access to the private and enclosed rear garden. This sunny outdoor space is ideal for relaxing, dining outdoors, or enjoying time with family in a peaceful setting. The staircase is centrally located between the kitchen and living room, creating a natural flow throughout the downstairs accommodation.

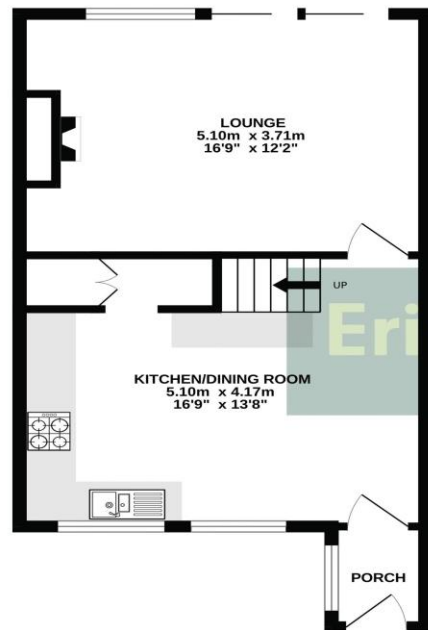
Upstairs, the property continues to impress with three well-proportioned bedrooms, comprising two comfortable double rooms and a good-sized single bedroom, suitable for a child's room, nursery, or home office.

The family bathroom has been tastefully styled and features a bath with a shower overhead.

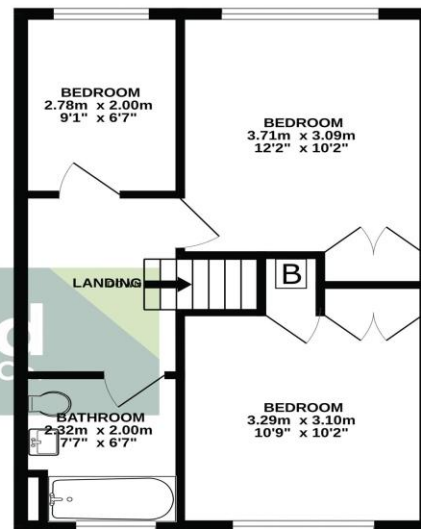
Further benefits include gas central heating and double glazing throughout, ensuring comfort and efficiency all year round. This much-loved family home combines generous living space, practicality, and a fantastic location, making it a wonderful opportunity for anyone looking to settle in the popular coastal town of Brixham.



GROUND FLOOR  
41.8 sq.m. (450 sq.ft.) approx.



1ST FLOOR  
40.1 sq.m. (432 sq.ft.) approx.



TOTAL FLOOR AREA: 81.9 sq.m. (882 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 suggests both broadband and mobile coverage is available.

#### VIEWINGS ARRANGEMENTS

Strictly by appointment through Eric Lloyd & Co

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