



Wall Park Road, Brixham, TQ5 9UE

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£350,000 Freehold



Occupying an enviable position within a private road just off the highly sought-after Wall Park Road, this **THREE BEDROOM SEMI-DETACHED CHALET STYLE BUNGALOW** presents an excellent opportunity to acquire a spacious home with tremendous potential in one of Brixham's most desirable residential locations.

Offered for sale with **NO ONWARD CHAIN**, the property requires a programme of modernisation and improvement but offers buyers the chance to create a superb home tailored to their own tastes and lifestyle.

The property is approached via a landscaped front garden featuring an array of mature shrubs and established planting, creating an inviting first impression. A private driveway provides off-road parking for two vehicles, with the potential to enlarge the parking area to accommodate a third car if required.

Stepping inside, the entrance hall provides access to the accommodation and a staircase leading to the first-floor principal bedroom. This generous double bedroom is flooded with natural light and benefits from useful under-eaves storage together with a private en-suite bathroom/W.C., creating an ideal principal suite away from the remainder of the accommodation.

The ground floor offers two further well-proportioned double bedrooms with built in wardrobes and cupboards, making the property equally suitable for families, visiting guests or those requiring a home office. A shower room/W.C. serves this level. To the rear of the property, the spacious living room is a particular feature, enjoying an abundance of natural light through wide patio doors that open directly onto the rear garden, seamlessly blending indoor and outdoor living during the warmer months.

The generous kitchen/dining room offers ample space for dining and entertaining and is currently fitted with a range of wood-effect wall and base units, extensive worktop surfaces and an inset stainless steel sink and drainer, with plenty of room for freestanding appliances.

Although requiring updating, the room provides an excellent footprint for a contemporary kitchen design. Leading from the kitchen is a useful side lobby with access to both the front and rear of the property. An adjoining storage area houses the wall-mounted Worcester gas-fired boiler and offers excellent potential to be converted into a practical utility room, subject to individual requirements.

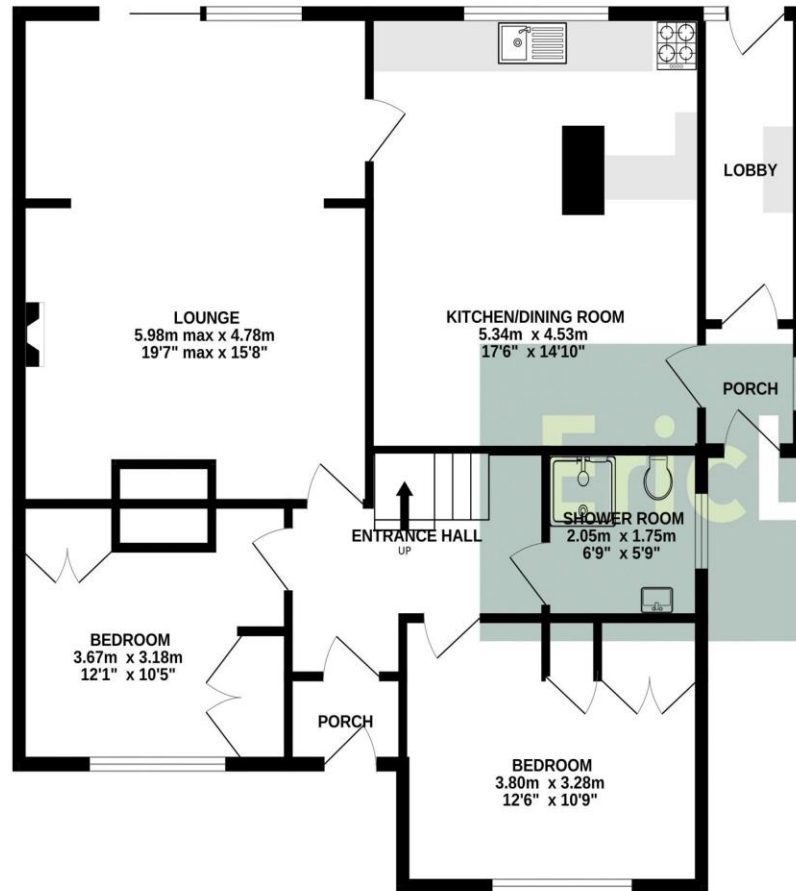
The delightful rear garden enjoys a sunny aspect and has been thoughtfully created. A paved patio provides the perfect spot for al fresco dining and entertaining, while the level lawn is bordered by beautifully stocked flower beds containing a variety of mature shrubs, specimen trees and a productive fruit tree. A greenhouse and garden shed complete this attractive garden, offering excellent storage and opportunities for keen gardeners.

Wall Park Road remains one of Brixham's most prestigious residential addresses, ideally positioned for easy access to the picturesque harbour, bustling town centre, local shops, cafés, restaurants and the spectacular South West Coast Path. Beautiful coves, Berry Head Nature Reserve, Shoalstone seawater pool and excellent transport links are all within easy reach, making this an outstanding location for both permanent living and retirement.

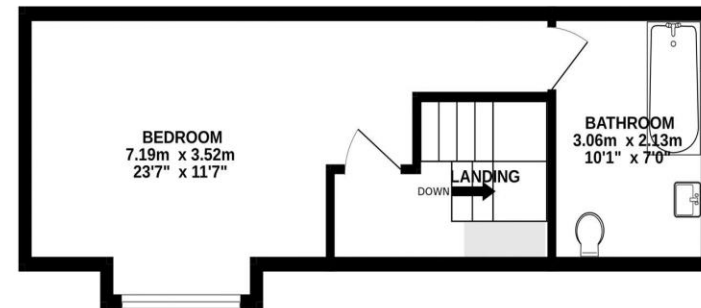
Combining a private setting, generous accommodation, front and rear gardens and exceptional scope for enhancement, this is a rare opportunity to secure a property with enormous potential in a highly regarded part of the South Devon coast.



GROUND FLOOR
97.9 sq.m. (1053 sq.ft.) approx.



1ST FLOOR
29.5 sq.m. (317 sq.ft.) approx.



TOTAL FLOOR AREA : 127.3 sq.m. (1370 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 and superfast broadband is available and that mobile performance is as follows EE 82% / VODAPHONE 82% / O2 74% /THREE 71%

VIEWINGS ARRANGEMENTS

Strictly by appointment through Eric Lloyd & Co

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