



Elm Road, Brixham, TQ5 0DH

EricLloyd
&Co.

www.ericlloyd.co.uk

£265,000 Freehold



Located in a popular residential area on the St. Mary's side of Brixham within easy reach of local schools, shops, and transport links, this well-proportioned **split-level semi-detached house** offers flexible accommodation, driveway parking, and a private terraced garden. With comfortable living spaces, three bedrooms, and a versatile additional room ideal for home working or hobbies, this property represents an excellent opportunity for families or buyers seeking a practical and adaptable home in Brixham.

The property is approached via a private driveway providing off-road parking and access to a garage, ensuring ample storage and convenience.

The entrance opens into a welcoming lounge, a bright and comfortable space with a large front-facing window allowing plenty of natural light. The décor is neutral and inviting, with room for a range of furnishings, making it an ideal spot for relaxation or entertaining. A staircase rises from the lounge to the upper floor, where the accommodation continues to impress with a spacious kitchen/dining room. This open-plan area is the heart of the home, offering ample space for family dining and social gatherings. The kitchen is fitted with a range of units and work surfaces, while patio doors open directly onto the rear garden, creating a seamless connection between indoor and outdoor living. From here, you can enjoy views over the garden and surrounding area, with easy access for summer dining or barbecues.

From the kitchen/dining room, a door leads to a highly useful occasional room, offering great flexibility. This adaptable space could serve as a home office, occasional bedroom, music or hobby room, or even a small studio—ideal for those working from home or needing additional guest accommodation. Its private positioning makes it a particularly practical and versatile addition to the property.

On the upper floor, there are three bedrooms. Two are comfortable doubles, offering pleasant outlooks, while the third is a nursery-sized room, perfect for a young child, dressing room, or study. The bedrooms are served by a family bathroom/WC, fitted with a matching suite and finished in neutral tones.

The house has double glazing and gas central heating via a Worcester boiler fitted in JULY 2026.

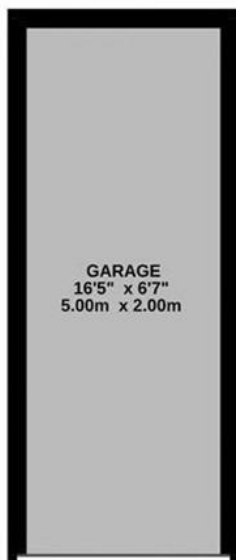
Outside, the rear garden is a real feature of the home. Arranged over terraced levels, it offers a variety of seating areas designed to make the most of the space and sunshine. The garden provides a private and peaceful setting, ideal for relaxing or entertaining, with areas suitable for outdoor dining. The elevated layout ensures privacy and a pleasant outlook.

Elm Road is perfectly positioned for convenient family living. Nearby schools, bus routes, and shops are easily accessible, while Brixham's town centre, harbour, and coastal paths are just a short drive away.

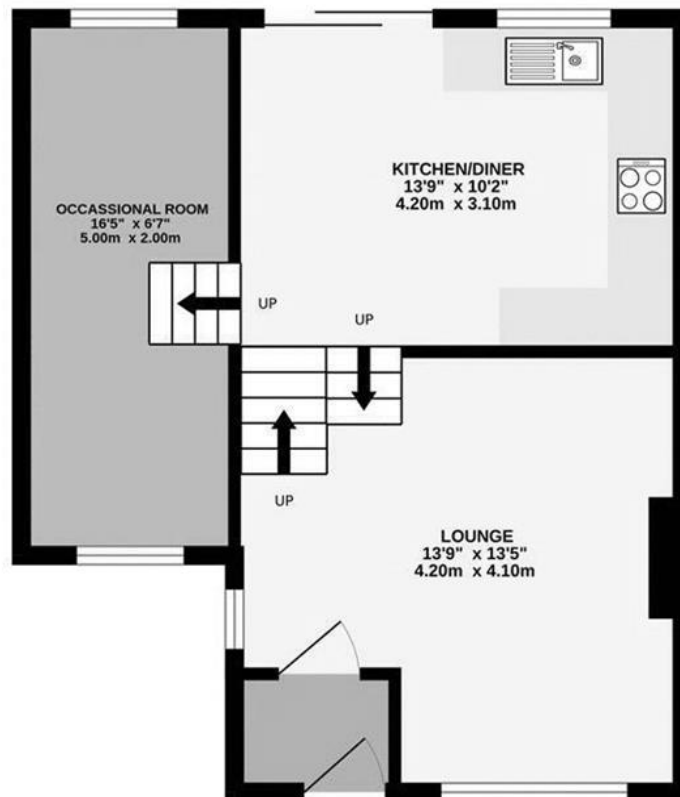
Offering comfortable and flexible accommodation with scope for personal touches, this semi detached house is a superb home with great potential — ideal for couples or families looking to settle in one of Brixham's well-established and convenient neighbourhoods.



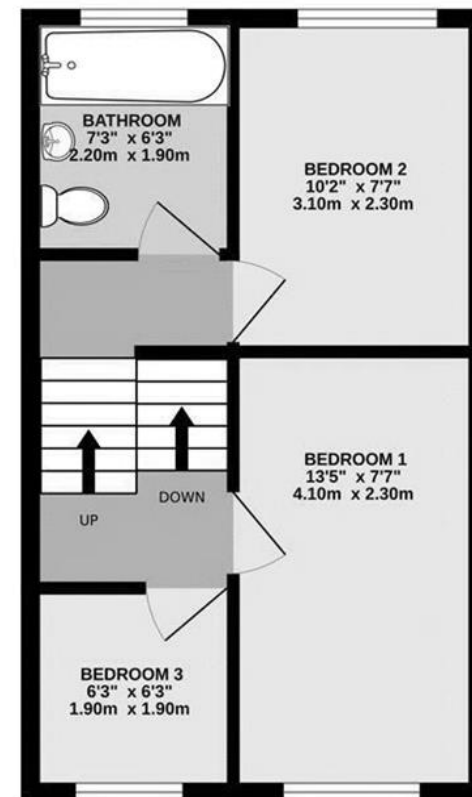
GARAGE
108 sq.ft. (10.0 sq.m.) approx.



GROUND FLOOR
430 sq.ft. (40.0 sq.m.) approx.



1ST FLOOR
325 sq.ft. (30.2 sq.m.) approx.



TOTAL FLOOR AREA : 863 sq.ft. (80.2 sq.m.) 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.
Made with Metropix ©2024



ENERGY PERFORMANCE RATING: C

COUNCIL TAX BAND: C

AGENTS NOTES: The Ofcom website indicates that standard superfast and ultrafast broadband is available along with average mobile phone coverage across the main four networks.

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.