



Gillard Road, Brixham, TQ5 9EG





**£375,000 Freehold**

## A Three Bedroom property situated on a highly desirable area in Brixham

Enviably positioned on the highly desirable Gillard Road in Brixham, this lovely **THREE-BEDROOM SEMI DETACHED HOUSE** offers a rare opportunity to acquire a spacious property in one of the area's most sought-after residential locations.

With generous accommodation, a stunning sunny garden, driveway parking, and a garage, this is a home perfectly suited to families, couples, or anyone seeking comfort, space, and potential in equal measure.

The property is being offered for sale with **NO ONWARD CHAIN**.

From the moment you step inside, you are welcomed by a bright and inviting entrance hall that sets the tone for the rest of the property.

The ground floor has been thoughtfully arranged to create a warm and sociable living environment, with the open-plan living room and dining room flowing seamlessly together. This impressive space is ideal for both everyday family life and entertaining guests, offering plenty of room to relax, dine, and gather with loved ones. Large windows allow natural light to pour in, enhancing the welcoming atmosphere throughout.

The kitchen is of a good size and provides excellent workspace and storage, with scope for future enhancement if desired. A rear door leads directly out to the garden, making outdoor dining and summer entertaining effortless.

Completing the ground floor is the added convenience of a downstairs cloakroom fitted with a toilet and basin.

Upstairs, the property continues to impress with three well-proportioned bedrooms.

Two bedrooms are positioned to the rear of the home and enjoy delightful outlooks over the garden and beyond. From here, you can take in glimpses of wonderful sea views along the coastal path, as well as rolling countryside scenery in the distance, creating a peaceful and picturesque backdrop. Another good size bedroom to the front of the property.

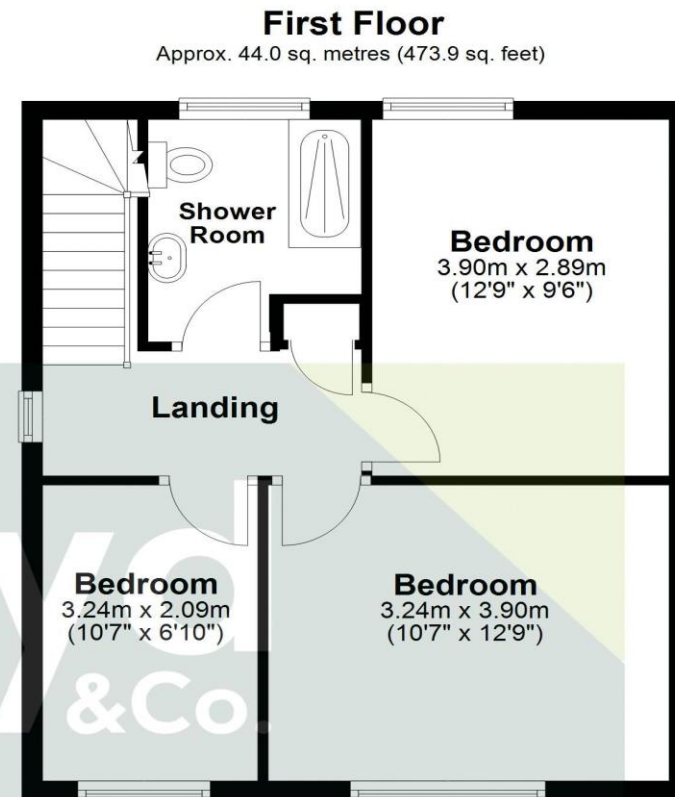
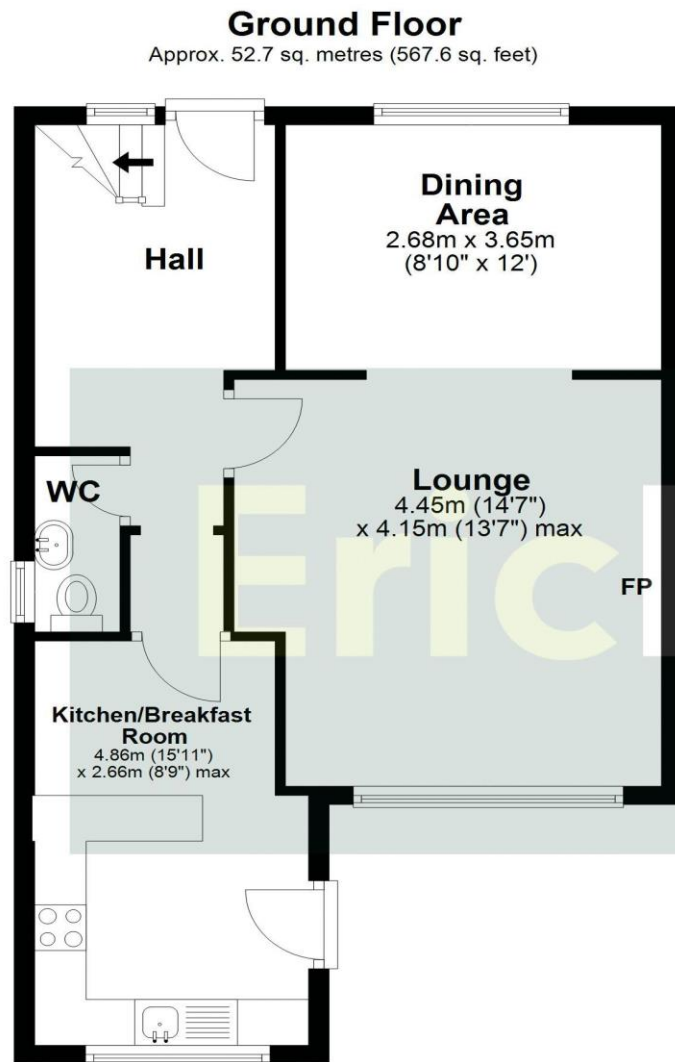
The family bathroom is a generous size and features a large walk-in shower, toilet, and wash basin.

The landing also benefits from a spacious airing cupboard, providing valuable additional storage.

Outside, the rear garden is undoubtedly the true gem of this wonderful home. Beautifully maintained, impressively large, and extending further than first expected, it offers a sunny and private haven to enjoy throughout the seasons. Whether gardening, relaxing, or entertaining, this outdoor space is sure to delight.

With its generous proportions, desirable setting, and exciting potential to make it your own, this charming home presents an exceptional opportunity not to be missed.





**Total area: approx. 96.8 sq. metres (1041.5 sq. feet)**

This floorplan is only for illustration purposes and measurements of rooms and locations of doors, windows, etc are approximate and no responsibility is taken for any errors or omissions  
Plan produced using PlanUp.



ENERGY PERFORMANCE RATING:

COUNCIL TAX BAND: D

AGENTS NOTES: The Ofcom website suggests mobile coverage and broadband is available at this address.

**VIEWINGS ARRANGEMENTS**

Strictly by appointment through Eric Lloyd & Co

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