

Shapley Tor Close, Brixham, TQ5 0RF

Eric Lloyd &Co.

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Offers in Excess of £400,000 Freehold

Nestled within a quiet cul-de-sac in the sought-after Higher Brixham area, approximately 1.5 miles from Brixham town centre and harbour, this **FOUR BEDROOM DETACHED HOUSE** is a spacious and well-presented home enjoying a peaceful setting, generous accommodation, and attractive gardens to both the front and rear.

The property is approached via a large entrance porch, providing a practical and welcoming introduction to the home before leading into the central hallway. From here, there is access to a convenient ground-floor WC and a versatile study, which could equally serve as a fourth bedroom, making it ideal for home working, guests, or multi-generational living.

The hallway flows naturally into the dining room, creating an excellent central hub for family life and entertaining. The dining room links seamlessly to the spacious lounge, a comfortable and inviting reception room centred around an attractive fireplace. To the rear, double doors open into a bright conservatory, which benefits from heating, allowing year-round enjoyment. French doors from the conservatory provide direct access to the rear garden, creating an effortless connection between indoor and outdoor living.

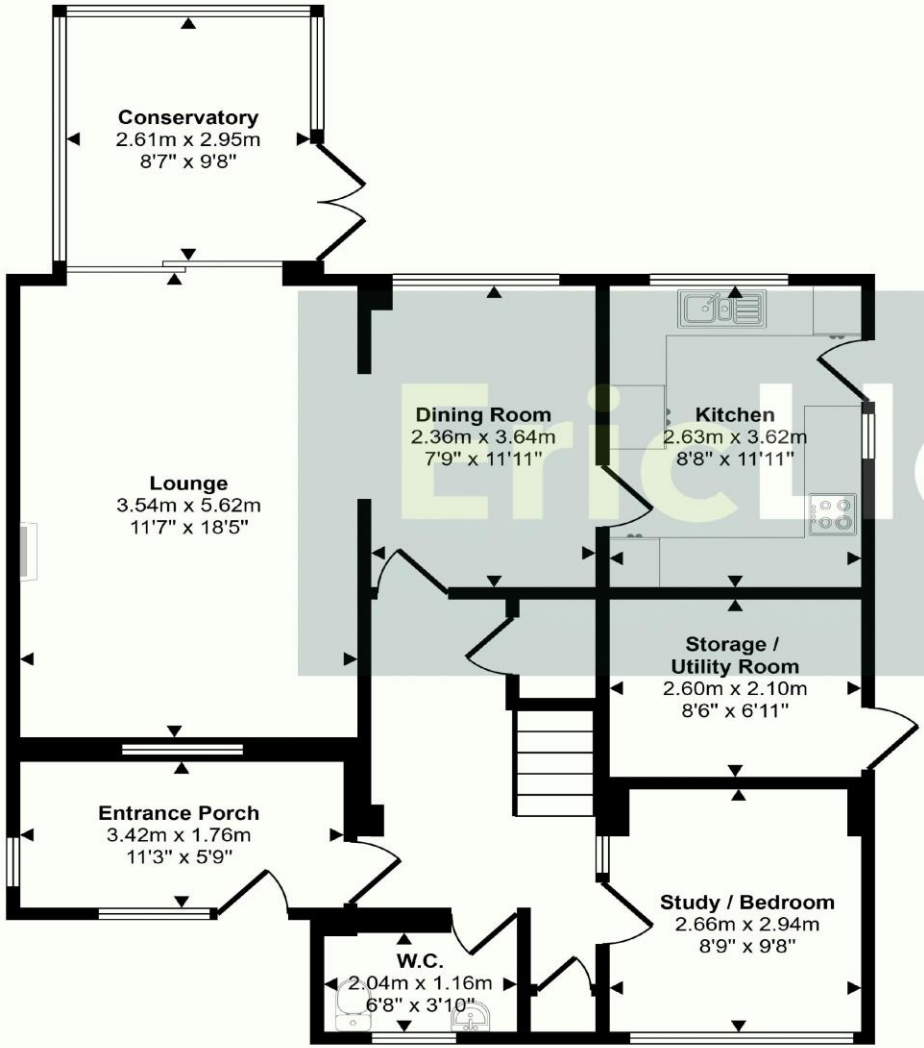
Located off the dining room, the kitchen has been thoughtfully modernised and finished to a high standard. Featuring elegant quartz worktops and stylish sage green painted cabinetry, the space combines practicality with contemporary design. Integrated appliances include a dishwasher and eye-level double oven, while ample storage and preparation space make it perfectly suited to everyday family life and entertaining alike. A separate utility/storage room is accessed externally via the adjoining carport, offering valuable additional space.

On the first floor, a generous landing serves three well-proportioned bedrooms. The principal bedroom benefits from built-in wardrobes and an adjoining shower / dressing room, creating a superb suite with excellent storage. The second bedroom benefits from built in wardrobes and enjoys a pleasant outlook over the rear garden, while the third bedroom takes advantage of views across the rolling countryside and hills to the front along with a walk in airing cupboard. Completing the accommodation is the family bathroom, fitted with a bath and shower over.

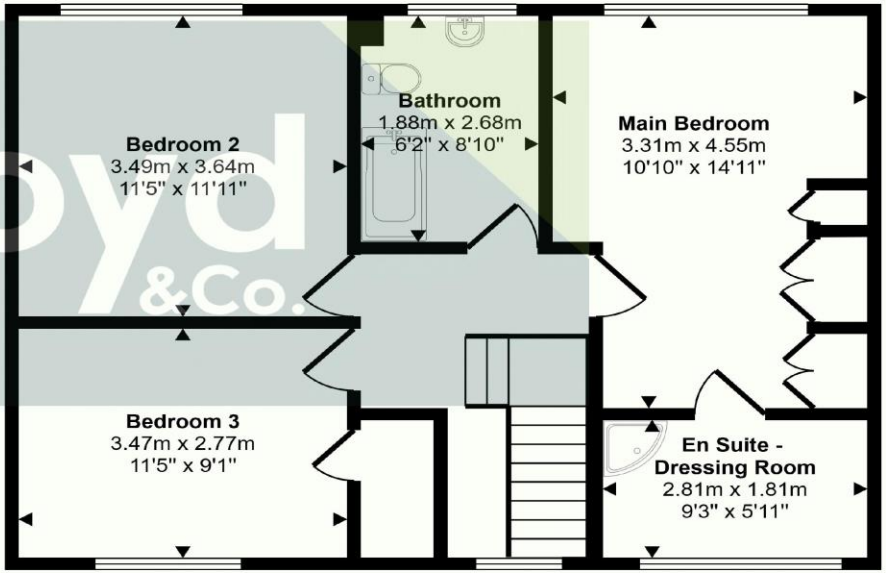
Outside, the property continues to impress. The front garden enhances the home's kerb appeal, while a substantial carport provides ample off-road parking and sheltered access. To the rear, the enclosed garden is designed for ease of maintenance, featuring extensive paved terraces, attractive rockery-style planting, and a variety of seating areas. Access is available via both the conservatory and a gated entrance from the carport, making it an ideal space for relaxing, entertaining, and enjoying the peaceful surroundings.

A superb family home in a desirable residential location, offering flexible accommodation, modern finishes, and a tranquil setting within easy reach of Brixham's amenities and coastline.

Approx Gross Internal Area
143 sq m / 1539 sq ft



Ground Floor
Approx 84 sq m / 899 sq ft



First Floor
Approx 59 sq m / 639 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.








ENERGY PERFORMANCE RATING: C COUNCIL TAX BAND: E

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

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, Broadsands TQ4 6LE
churston@ericlloyd.co.uk

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