

# 7 Milton Crescent, Brixham, TQ5 0BD

Eric Lloyd & Co.

www.ericlloyd.co.uk







# £367,500 Freehold

Situated in a sought-after cul de sac, in the Higher Brixham area, this attractive **THREE BEDROOM SEMI DETACHED HOME** offers well-presented and versatile accommodation arranged over two floors, complemented by driveway parking, an attached single garage, home office, landscaped gardens and a particularly appealing first-floor seating terrace enjoying some views across to Thatcher Rock and East Devon.

Approached via a pretty landscaped front garden, there is a delightful seating area and front garden providing a lovely spot to sit and enjoy the last of the evening sunshine. The driveway offers ample off-road parking and leads to the attached single garage.

A stable-style door opens into the welcoming entrance hall. A particular feature of the property is the impressive kitchen/dining room, thoughtfully added by the current owners. Fitted in a contemporary high-gloss cashmere finish, the kitchen is complemented by modern work surfaces and a shaped seating area, creating a stylish and sociable space. Features include an undermounted one-and-a-half bowl sink, generous wide pan drawers, integrated fridge/freezer, dishwasher and washing machine, together with a Rangemaster electric range cooker and fitted extractor hood above. Two wine coolers add further convenience for entertaining. Tiled surrounds, windows and a door overlooking and opening onto the landscaped rear garden complete this attractive room.

The rear garden is landscaped to create a patio area perfect for al-fresco dining, it also provides access to a useful home office, offering an ideal dedicated space for those working from home or requiring additional hobby accommodation.

Two large double bedrooms are located on the ground floor, including the principal bedroom which benefits from its own en-suite shower room and W.C.

The accommodation continues to the first floor where there is a further large double bedroom, a family bathroom and the spacious lounge which has a large seating terrace leading off. The family bathroom is fitted with a shower bath and shower over, close-coupled W.C and vanity unit incorporating an inset washbasin.

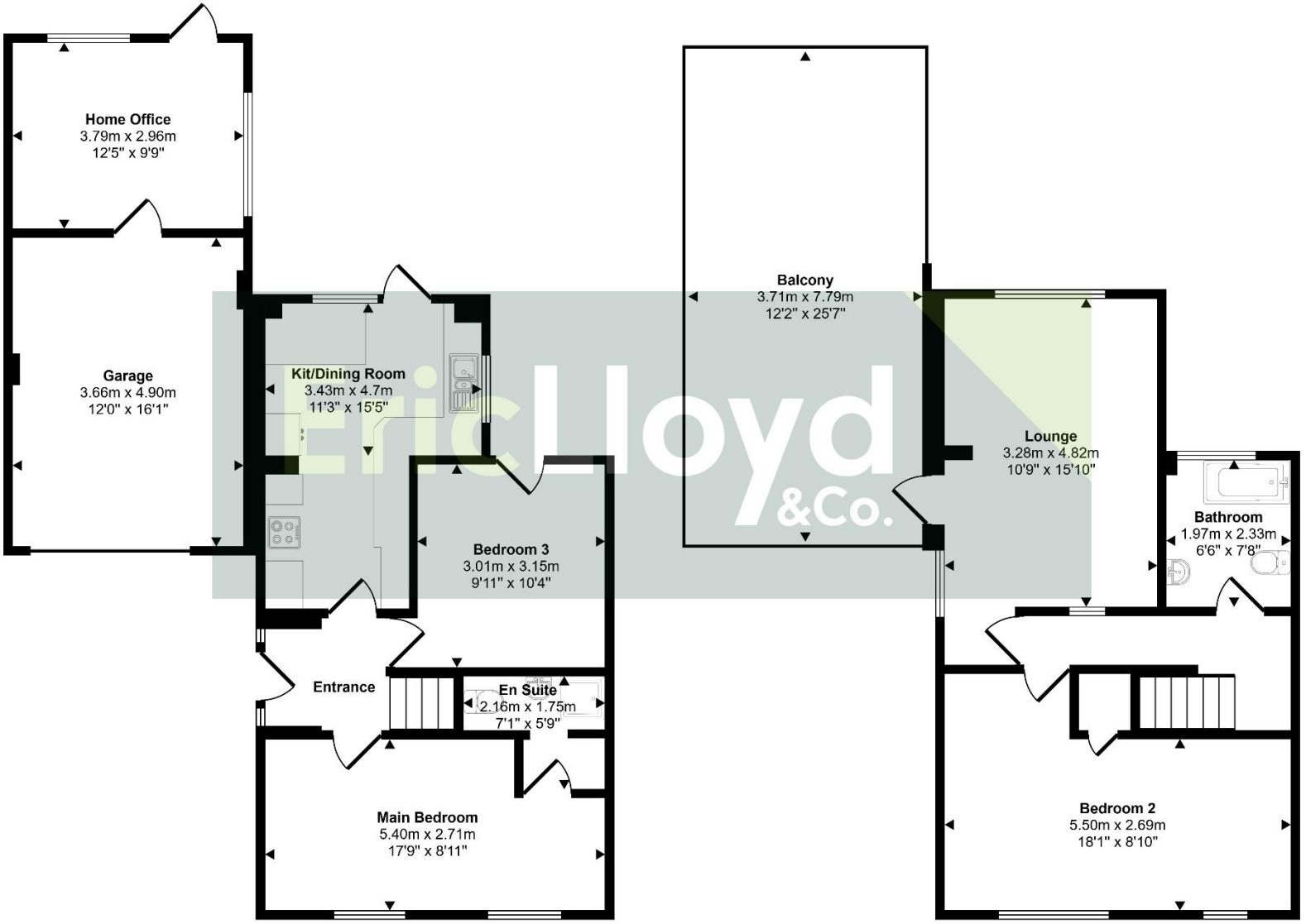
The first-floor lounge is a particularly appealing reception room, opening directly onto a large seating terrace. This elevated outdoor space provides an excellent area for relaxing, entertaining and enjoying the surrounding outlook.

Overall, this is a versatile and thoughtfully improved home offering generous accommodation, driveway parking, attractive gardens and a superb combination of indoor and outdoor living space.

Higher Brixham is a popular residential area situated above the historic fishing town of Brixham, offering a convenient setting for access to the town and its wide range of amenities. Brixham is renowned for its picturesque harbour, working fishing port, independent shops, cafés, restaurants and traditional pubs, while the surrounding South Devon coastline provides an abundance of opportunities for walking, beaches and outdoor pursuits.

The town forms part of the English Riviera and benefits from excellent access to the beautiful South Devon coastline, with nearby coastal paths and countryside providing plenty of scope for enjoying the area's natural scenery. Local facilities, schools and everyday amenities are readily accessible, while the wider area provides convenient connections towards Paignton, Torquay and the A38 for Exeter and beyond.

Approx Gross Internal Area
126 sq m / 1354 sq ft




Ground Floor
**Approx 78 sq m / 841 sq ft**

First Floor
**Approx 48 sq m / 512 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: D

AGENTS NOTES: The Ofcom website indicates that standard and ultrafast broadband is available and that mobile performance is as follows: EE 83% / VODAPHONE 83% / O2 77% / THREE 75&

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



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.