



Briseham Close, Brixham, TQ5 9NT

EricLloyd
&Co.

www.ericlloyd.co.uk

£229,950 Freehold

Situated in a cul-de-sac position, this superbly presented TWO BEDROOM TERRACED HOUSE has been thoughtfully extended and remodelled in recent years to create a stylish, modern home ideally suited to first-time buyers, young families or those looking for a property that is ready to move straight into.

The accommodation begins with an entrance hall with stairs rising to the first floor and access into the spacious lounge. Positioned at the front of the property, the lounge enjoys a large bay window which floods the room with natural light, while attractive wood-effect flooring creates a warm contemporary feel and continues seamlessly throughout the ground floor. The lounge flows effortlessly into the dining room, providing an excellent space for both everyday family life and entertaining. The dining area benefits from a useful understairs storage cupboard together with an additional cupboard housing the Glow-worm gas boiler for domestic hot water and heating supply.

To the rear of the property is the modern fitted kitchen, overlooking and providing direct access to the rear garden. The kitchen is fitted with a range of white wall and base units complemented by wood-effect worktops and an inset stainless steel sink and drainer. There is a built-in electric oven with hob and ample space for a range of additional appliances.

On the first floor, the principal bedroom enjoys a bay window to the front and features a superb full-height deep wardrobe, providing exceptional storage. There is also access via a pull-down ladder to a partially boarded loft, offering further practical storage space.

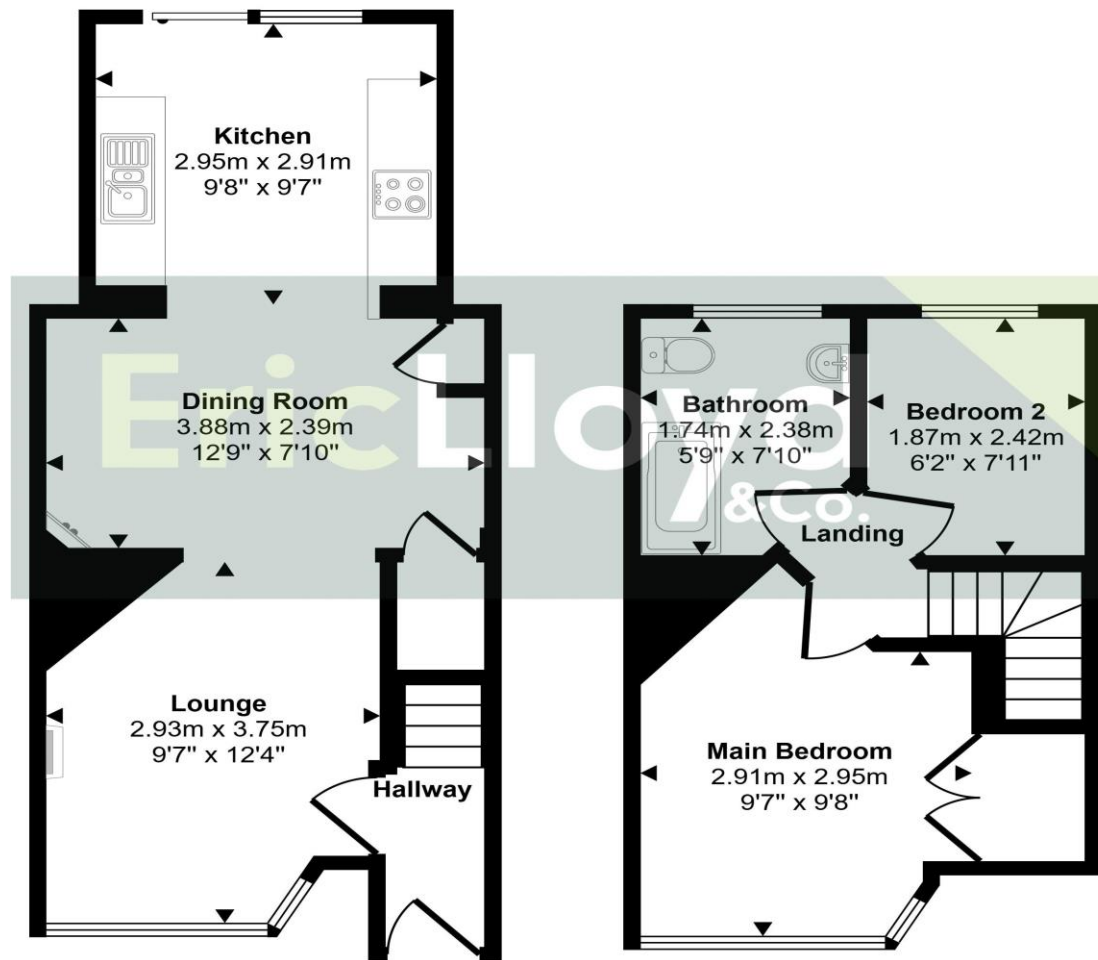
Bedroom two is a comfortable single room overlooking the rear garden, also ideal as a home office. The beautifully appointed bathroom has been stylishly presented with a crisp white suite comprising a shower bath with striking black central mixer tap and overhead shower, a contemporary vanity unit with inset wash basin, low-level W.C and smart tiled walls, creating a sleek and modern finish.

Outside, the property benefits from a gravelled parking space to the front providing off road parking. The generous, enclosed rear garden enjoys a sunny aspect and provides an excellent outdoor space, featuring a seating area, a level lawn and a substantial garden shed with double doors, ideal for storage, hobbies or a workshop.

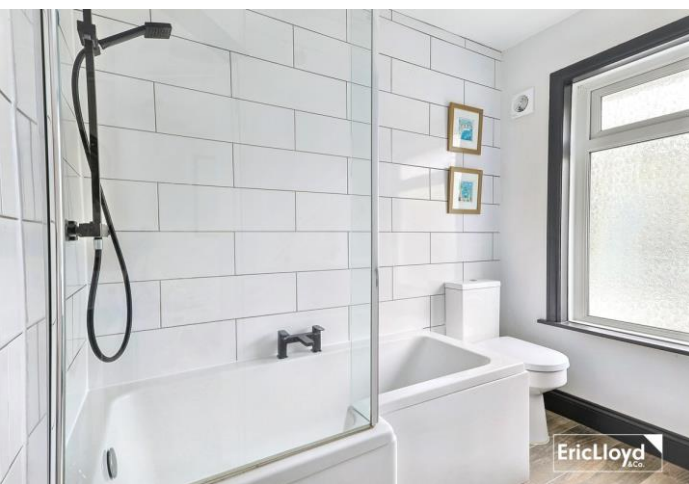
Briseham is located on the edge of the picturesque fishing town of Brixham, while remaining conveniently close to local amenities. Brixham is renowned for its bustling harbour, colourful waterfront, independent shops, cafés and restaurants, together with an excellent selection of coastal walks and beaches. Highly regarded primary and secondary schools are within easy reach, while nearby Paignton and Torquay provide wider shopping, leisure and transport links, making this an ideal location for enjoying the very best of the South Devon coast.



Approx Gross Internal Area
56 sq m / 600 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: D

COUNCIL TAX BAND: B

AGENTS NOTES: The Ofcom website indicates that standard, superfast and ultrafast 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

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.