



Maple Close, Brixham, TQ5 0DX

EricLloyd
&Co.

www.ericlloyd.co.uk

£305,000 Freehold



A beautifully presented **TWO BEDROOM SEMI DETACHED BUNGALOW**, occupying a quiet cul-de-sac position in the popular Higher Brixham area.

The property has been comprehensively refurbished and updated by the current owners during the last five years, creating a comfortable, welcoming and easily maintained home.

Offered for sale with **NO ONWARD CHAIN**, this attractive bungalow is ideal for those seeking single-level living in a peaceful residential setting.

The property is approached via a driveway providing parking and access to the integral garage, which incorporates a useful utility area with fitted cupboards, stainless-steel sink, plumbing and space for a washing machine, together with a wall-mounted Ideal gas boiler.

An entrance porch opens into the generous lounge/dining room, where a large front window provides plenty of natural light and a fitted hearth houses a freestanding electric woodburner-style fire, creating an appealing focal point. A door leads through to the modern kitchen, fitted with attractive grey-faced wall and base units, ample working surfaces and a composite sink and drainer with tiled surrounds. There is space for an under-counter fridge, together with a built-in electric oven, halogen hob and cooker hood over. A window and door provide access to the covered side access.

From the lounge, an inner hallway with part-shelved storage cupboard gives access to the bedrooms and bathroom, a loft hatch with pull-down ladder leads to the useful loft space.

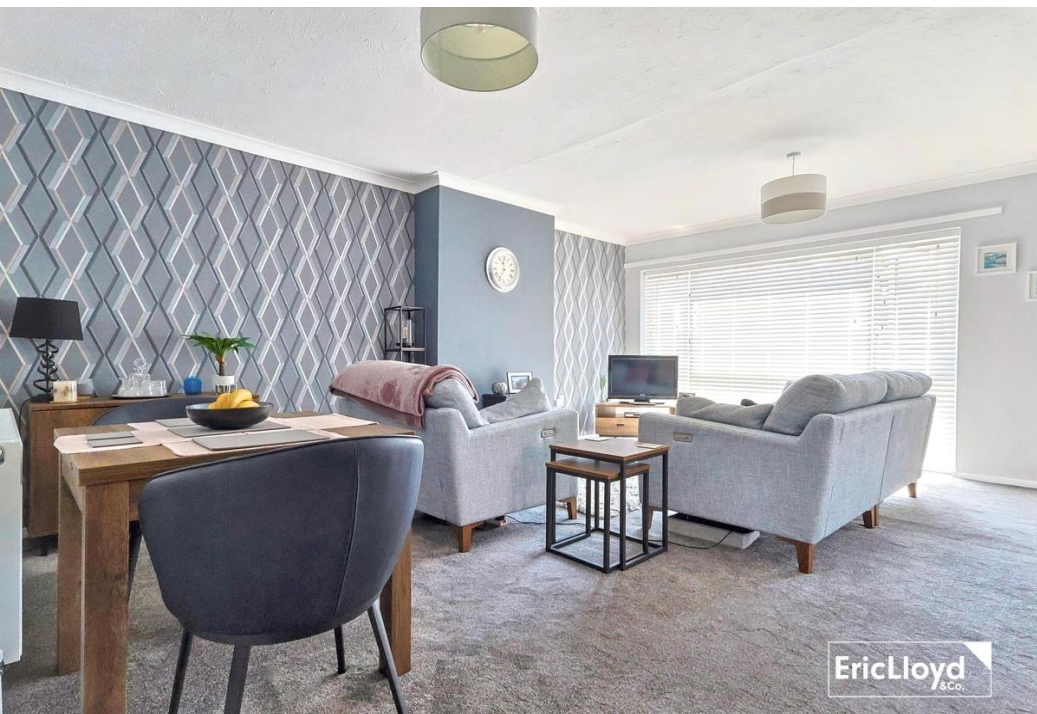
Both double bedrooms are positioned to the rear of the property. The larger bedroom is currently utilised as a second sitting room and benefits from wide patio doors opening directly onto the rear garden, as well as built-in double wardrobes. The second bedroom is a good-sized double room with a rear-facing window. Completing the accommodation is the bathroom/W.C, fitted with a white suite.

Further features include oak-finish internal doors, double glazing and gas-fired central heating.

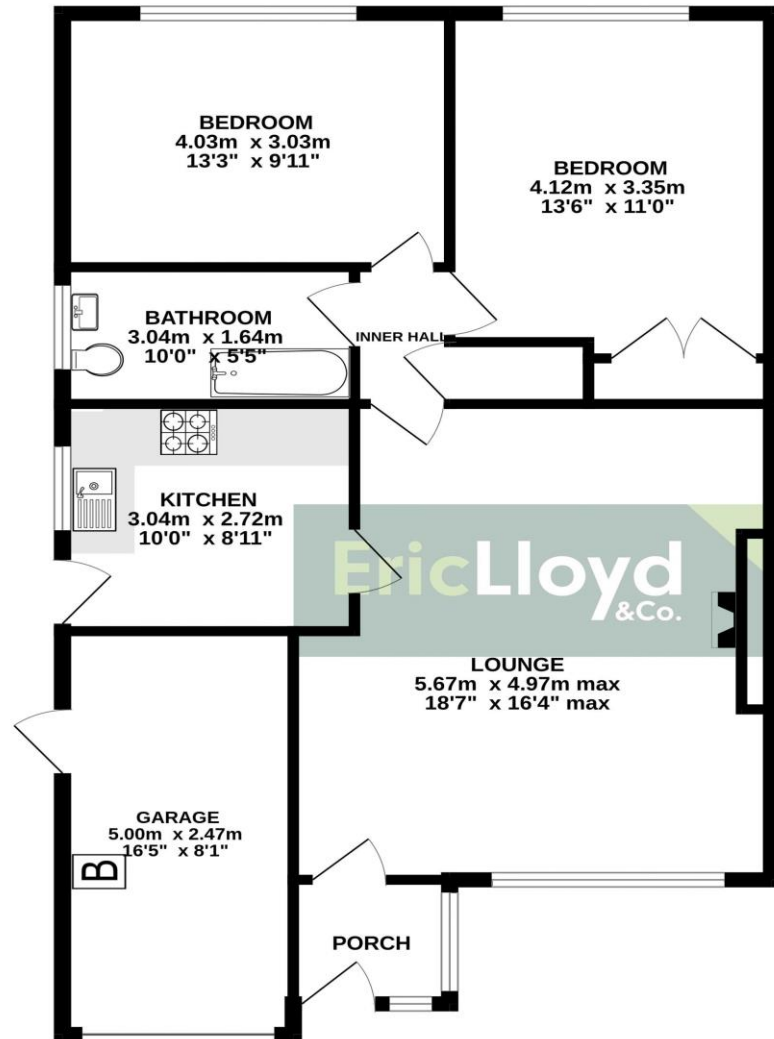
Outside, the property benefits from attractive, landscaped gardens to both front and rear. The front garden features a variety of inset shrubs and palms, while a charming rose garden adds colour and character to the pathway to the side with a gate, this leads through to the rear garden, again smartly landscaped with inset shrubs and palm which enjoys a good degree of privacy and provides a pleasant space for outdoor seating and relaxation.

Higher Brixham is a well-established residential area situated on the outskirts of the historic coastal town of Brixham. The town is renowned for its picturesque harbour, waterfront, independent shops, cafés and restaurants, while the surrounding South Devon coastline provides excellent opportunities for walking and enjoying the outdoors.

Brixham also offers a range of everyday amenities, schooling and recreational facilities, with further amenities available in the nearby towns of Paignton and Torquay. This appealing bungalow combines a peaceful residential location with well-presented accommodation, attractive gardens and excellent recent improvements, making it a particularly appealing home for a wide range of buyers.



GROUND FLOOR
83.0 sq.m. (894 sq.ft.) approx.



TOTAL FLOOR AREA : 83.0 sq.m. (894 sq.ft.) 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 ©2026





ENERGY PERFORMANCE RATING: D

COUNCIL TAX BAND: C

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.