



Hill Park Close, Brixham, TQ5 9EX

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£280,000 Freehold



A light, bright and particularly well-presented **THREE BEDROOM HOME**, offering deceptively spacious accommodation arranged over two floors. Ideally suited to a range of buyers, this attractive property combines comfortable living space with a modern fitted kitchen, enclosed gardens and convenient access to the amenities of Brixham. The property is approached via an entrance porch, leading into a generous lounge positioned to the front of the house. This welcoming room benefits from a wide window providing plenty of natural light, together with an attractive pebble-effect fire creating a pleasant focal point. To the rear is a superb kitchen/dining room, providing an excellent sociable space for both everyday living and entertaining.

The modern gloss-finish fitted kitchen offers ample worktop space with matching upstands, an inset sink and drainer, and a range of integrated appliances including an AEG double oven and grill, induction hob with cooker hood over, integral fridge/freezer and dishwasher. There is also a further integral freezer and washing machine, with additional space available for a tumble dryer. Windows and a door provide pleasant views and direct access to the rear garden, while useful understairs cupboard space provides additional storage.

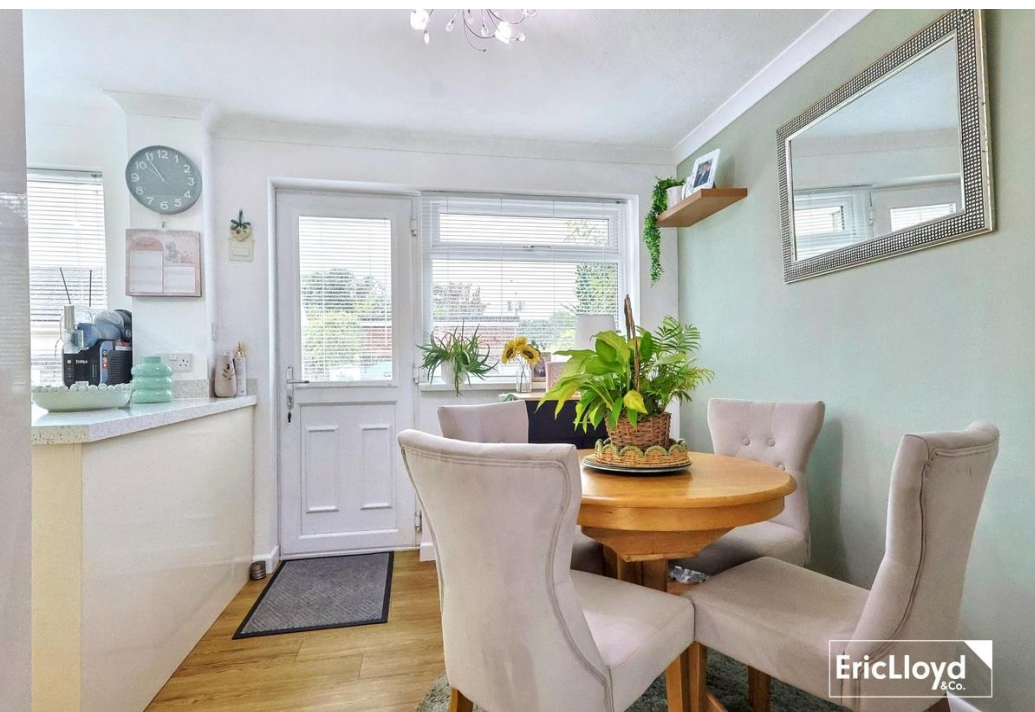
To the first floor are three bedrooms, with bedroom one benefiting from full-height double wardrobes, which are included in the sale. Bedroom three also has a further wardrobe included. The family bathroom is fitted with a white suite comprising panelled bath, pedestal wash basin and low-level W.C, together with a separate shower enclosure with fitted shower. The walls are tiled for ease of maintenance.

Outside, the front garden is attractively arranged and enclosed by picket fencing, featuring artificial grass and stone-chipped borders for a neat, low-maintenance finish. The enclosed rear garden enjoys a sunny aspect and offers a delightful courtyard-style setting. A raised composite decking area sits immediately adjoining the house, providing an ideal space for outdoor seating and entertaining, complemented by raised flowerbeds and a gate giving access to the rear pathway.

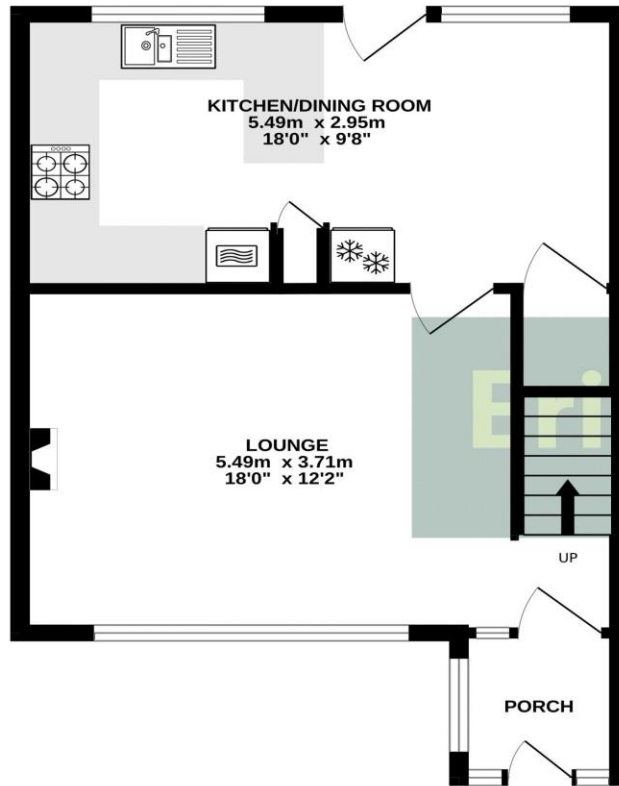
Further benefits include double glazing throughout, gas-fired central heating and on-street parking to the front. The property is situated within easy reach of local amenities, parks, bus route and primary and secondary schools.

This well-presented home therefore offers an appealing combination of spacious accommodation, modern facilities, manageable gardens and a convenient location, making it an excellent opportunity for those seeking a comfortable home in this sought-after coastal setting, internal viewing is recommended.

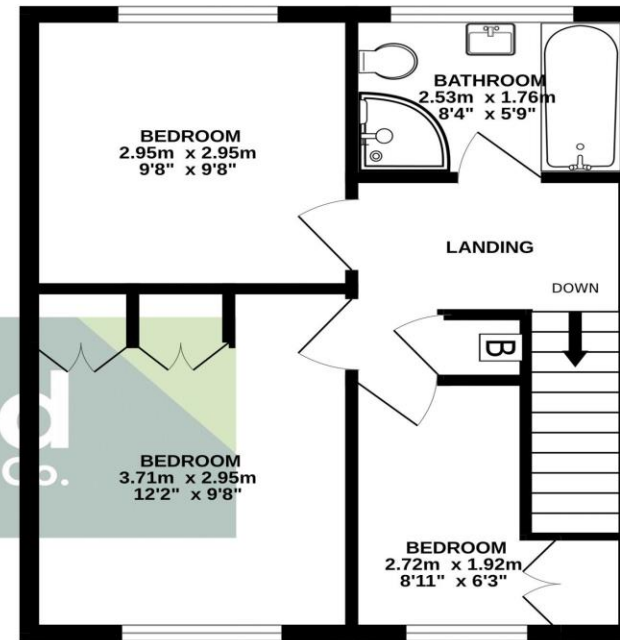
Brixham is a popular South Devon coastal town renowned for its picturesque harbour, attractive streets and vibrant community atmosphere. The town offers a good range of everyday amenities, including independent shops, supermarkets, cafés, restaurants, pubs and local services. Brixham Harbour and the waterfront are particularly popular, while the surrounding coastline and countryside provide excellent opportunities for walking and enjoying the outdoors. The town also benefits from regular bus connections providing access towards Paignton, Torquay and the wider South Devon area.



GROUND FLOOR
38.7 sq.m. (416 sq.ft.) approx.



1ST FLOOR
36.5 sq.m. (393 sq.ft.) approx.



TOTAL FLOOR AREA : 75.2 sq.m. (809 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.
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ENERGY PERFORMANCE RATING: C

COUNCIL TAX BAND: B

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

VIEWINGS ARRANGEMENTS

Strictly by appointment through Eric Lloyd & Co

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