

Pensilva Park, Brixham, TQ5 9RQ

EricLloyd &Co.





£279,950 Freehold

Situated in a peaceful no-through road within the popular coastal town of Brixham, this beautifully presented **THREE BEDROOM SEMI DETACHED HOUSE** has been thoughtfully modernised and improved by the current owners to create a comfortable, stylish, and practical living space.

The property is ideally positioned close to local amenities while remaining just under a mile from the town centre, making it well suited to families, professionals, or those seeking a relaxed coastal lifestyle.

The accommodation begins with an entrance porch, providing a welcoming introduction and useful separation from the main living areas. From here, doors lead to a utility area (formerly the garage) with French doors to the front and plumbing/space for washing machine and tumble dryer along with ample cloaks area, a useful storage area is beyond, offering excellent practicality for everyday living.

The fitted kitchen is finished with a range of cream, wood grain-effect wall and base cupboards, complemented by attractive oak work surfaces and a stainless-steel sink. A Belling dual-fuel range-style cooker with matching cooker hood forms a focal point, while integral fridge/freezer and plumbing for a washing machine/dishwasher ensure modern convenience.

To the rear of the property, the lounge/dining room provides a warm and inviting space, ideal for both relaxation and entertaining. Features include a charming fire nook and a built-in television entertainment unit with oak-effect shelving above. The staircase is enhanced by an attractive rope feature, adding character and individuality. Double-glazed windows and a door lead through to the conservatory, which spans the width of the house and benefits from a solid roof. Two sets of patio doors open directly onto the rear garden, creating an excellent indoor-outdoor flow.

On the first floor, there are three well-proportioned bedrooms. One bedroom benefits from built-in wardrobes along one wall, while the third bedroom includes a useful cupboard. The family bathroom is fitted with a modern white suite, comprising a bath with shower over and side screen, vanity unit with inset washbasin, and a concealed-flush W.C.

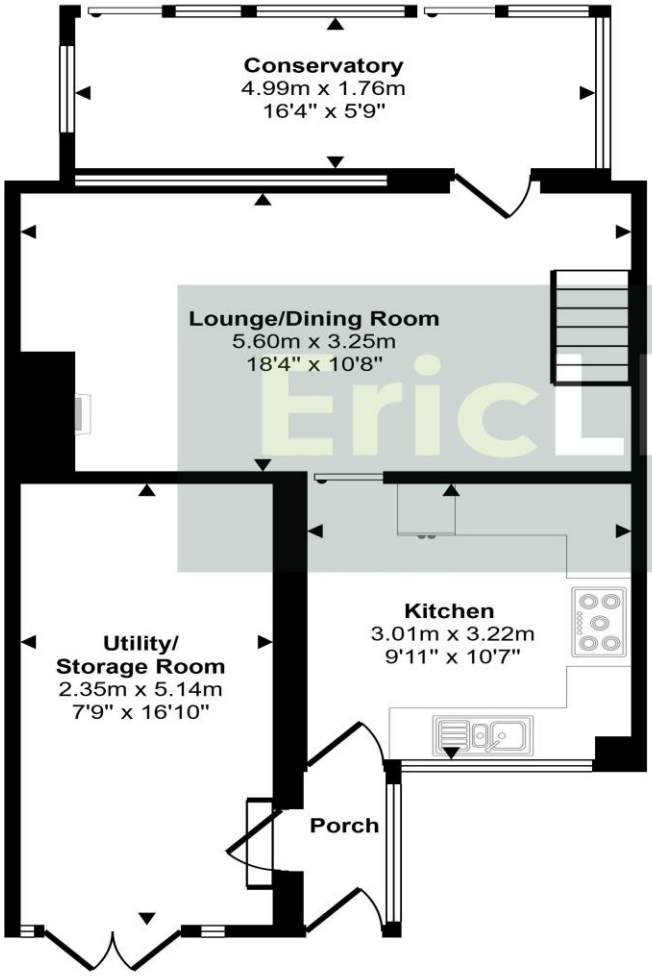
Outside, the property enjoys a generous frontage with a resin driveway providing ample off-road parking, alongside a level lawn and flowerbed.

To the rear, the garden has been attractively landscaped for ease of maintenance, featuring a resin seating area and a smaller, private outdoor space. A useful store area is located to the side of the house.

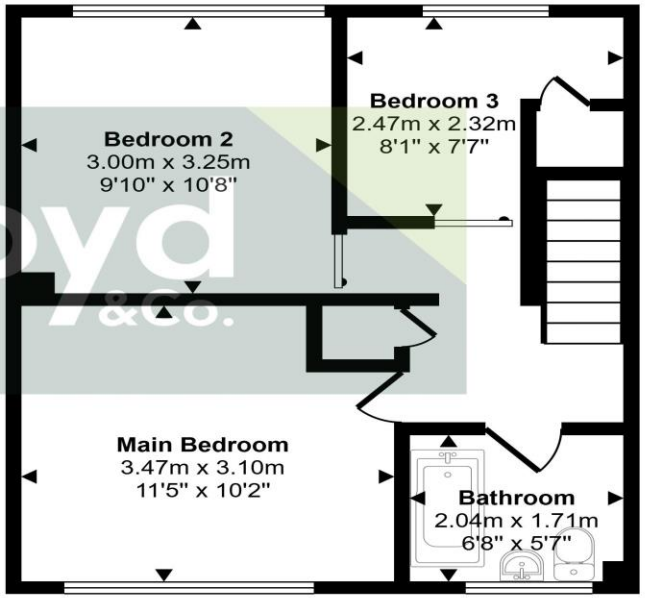
The home is ideally located close to St Marys Park, Sharkham Point and the picturesque coastal footpath it is also within walking distance of Castor Stores, offering everyday convenience in a quiet, desirable setting. Primary schools are also within easy reach.

Internal viewing is highly reccomended.

Approx Gross Internal Area
92 sq m / 988 sq ft



Ground Floor
Approx 55 sq m / 590 sq ft



First Floor
Approx 37 sq m / 398 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: VODAPHONE 82% /EE 80% /THREE 73% /02 70%

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.