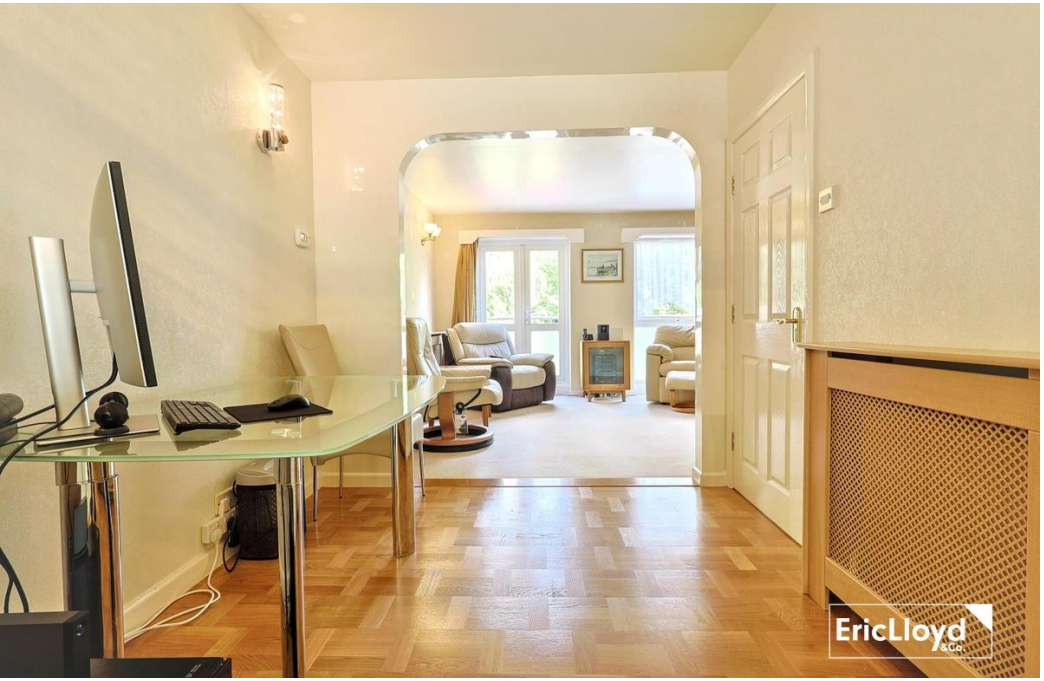
Vicarage Close, Brixham, TQ5 8JQ

EricLloyd &Co.



£275,000 Freehold

An exceptionally well-presented **TWO BEDROOM TOWN HOUSE** arranged over three spacious floors, offering versatile accommodation ideal for modern living. Situated in a residential location just a short walk from Brixham town centre and the waterfront, this attractive home benefits from practical off-road parking and an integral garage, making it a fantastic opportunity for a variety of buyers.

To the front of the property is a small carport area with resin hardstanding providing additional parking convenience, alongside an integral single garage complete with light, power, and water tap, ideal for secure parking, storage, or workshop use. Entering the home on the ground floor, you are welcomed by an inviting hallway featuring quality oak flooring, a useful built-in storage cupboard, and a separate cloakroom/W.C., adding practicality for family life and guests alike.

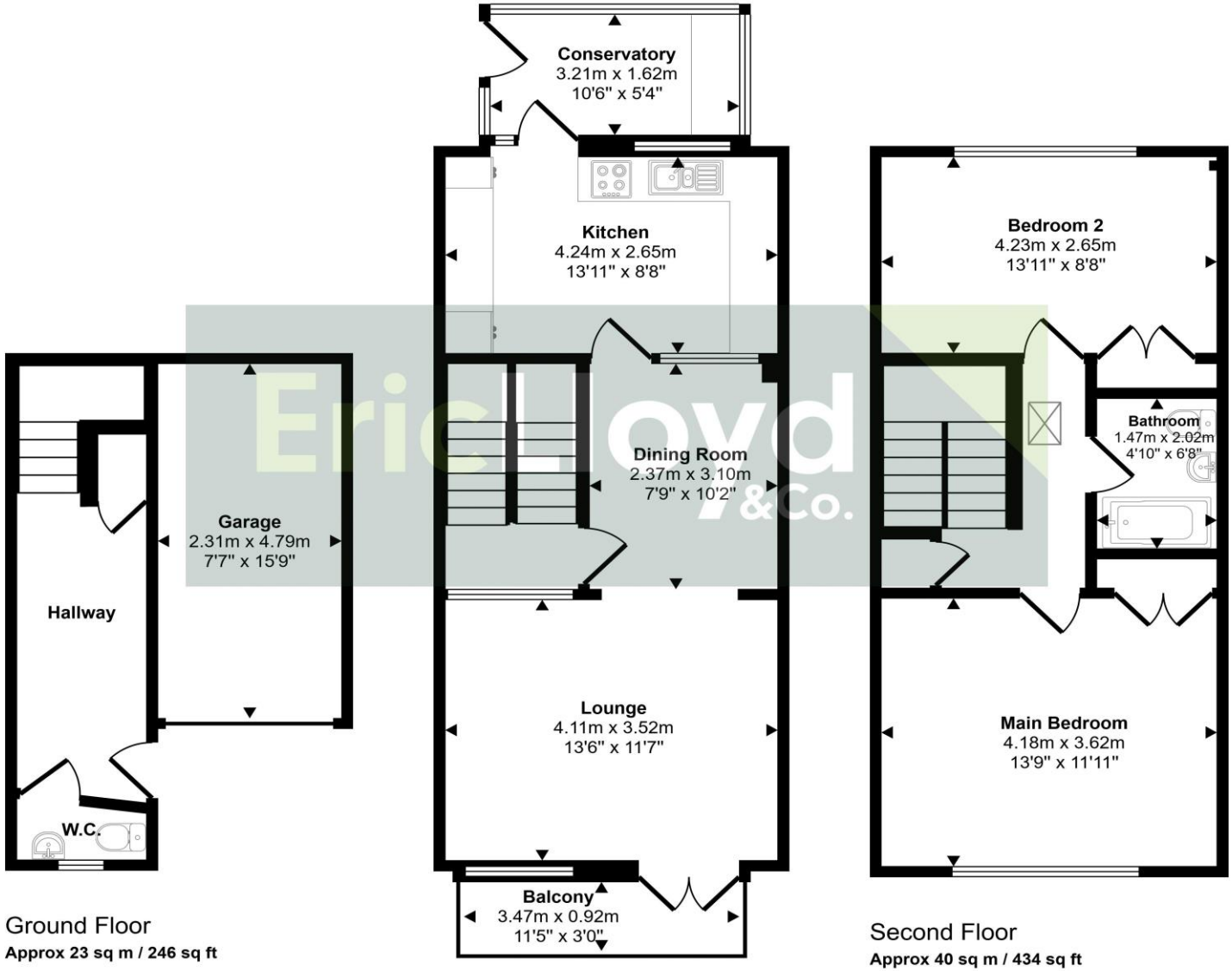
The first floor is dedicated to the main living accommodation and provides a wonderfully spacious lounge/dining room filled with natural light. To the front, the lounge area opens onto a super balcony with stylish frosted glass and stainless-steel balustrading, along with a fiberglass grp floor, creating an ideal spot for relaxing with a morning coffee or evening drink. French doors and an additional window allow sunlight to flood through the room, enhancing the airy and spacious feel throughout. The dining area is finished with attractive engineered oak flooring and connects to the kitchen which is positioned at the rear of the property, the kitchen is generously proportioned and thoughtfully fitted with an excellent range of wall and base units, complemented by ample worktop space for food preparation. Integrated appliances include a fridge, built-in double oven/grill, hob with cooker hood over, plus plumbing and space for a dishwasher. The kitchen also houses a wall-mounted Worcester boiler supplying the hot water and central heating. A door and window lead through to the conservatory, which provides additional versatile living space and has been cleverly arranged to include a practical utility area with fitted worktops, plumbing for a washing machine, and space for a tumble dryer.

The conservatory opens onto composite decking which wraps around the rear, while beyond lies a terraced garden offering further potential for planting or landscaping. The retaining garden wall of the property has been clad with modern low maintenance composite cladding.

The second floor comprises the bedroom accommodation and family bathroom. From the landing, there is access to a linen/storage cupboard as well as loft access for additional storage needs. There are two excellent double bedrooms, both with recent carpeting, well-proportioned and benefiting from built-in storage. The front bedroom enjoys a window overlooking the front aspect and features a built-in wardrobe together with an additional fitted range of wardrobes, drawers, and cupboards, providing superb storage. The rear bedroom also includes a built-in wardrobe and window overlooking the rear. Completing the accommodation is the bathroom, which was refreshed in 2025, offering a modern and updated finish. There is double glazing throughout and gas fired central heating. Internal viewing recommended.

Combining generous accommodation, practical features, and good presentation throughout, this impressive town house represents an ideal home for first-time buyers, professionals, downsizers, or investors seeking a quality property in the heart of Brixham.

Approx Gross Internal Area
109 sq m / 1177 sq ft

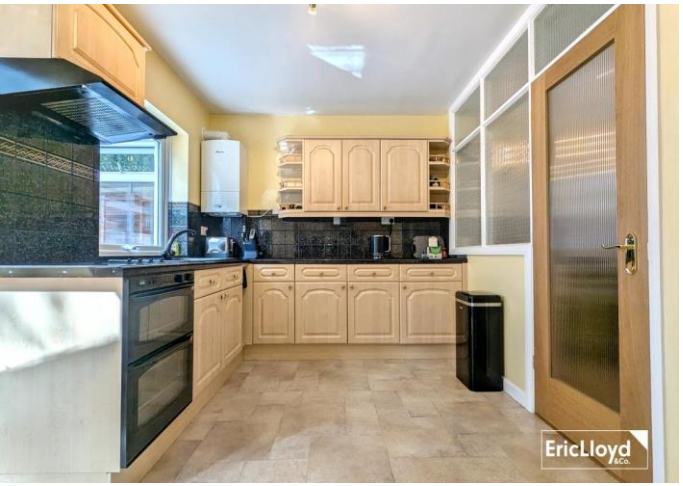


Ground Floor
Approx 23 sq m / 246 sq ft

First Floor
Approx 46 sq m / 497 sq ft

Second Floor
Approx 40 sq m / 434 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: B

AGENTS NOTES: This property is on all mains services. The Ofcom website indicates that mobile phone reception is available. The property is connected via Full Fiber to Premises internet.

VIEWINGS ARRANGEMENTS
Strictly by appointment through Eric Lloyd & Co

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