



Pine Close, Brixham, TQ5 0DJ

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£335,000 Freehold



Situated in a peaceful residential cul-de-sac at Higher Brixham this **DETACHED THREE BEDROOM FAMILY HOUSE** presents an excellent opportunity for buyers seeking a property with tremendous potential to modernise and create a home tailored to their own tastes. Offered with **NO ONWARD CHAIN**, the property enjoys a sunny and private setting, generous parking, landscaped gardens, and the added advantage of a substantial attached workshop. Gas fired central heating is installed along with double glazing.

The property is approached via a gated driveway providing ample off-road parking, together with a generous car port to the side. Surrounding landscaped gardens offer a pleasant mix of lawn, mature planting and seating areas, providing a good degree of privacy while enjoying excellent sunshine throughout the day. An attached workshop, measuring approximately 13'11" x 9'2" (4.24m x 2.79m), offers versatile space ideal for hobbies, storage, a home workshop or potential conversion (subject to any necessary consents).

An open and airy entrance porch creates a welcoming first impression, with stairs rising to the first floor and access to the principal ground floor accommodation. The spacious dual-aspect lounge/dining room is filled with natural light and features a wall-mounted gas fire, creating a comfortable focal point. Patio doors open directly into the conservatory, which enjoys views over the rear garden and provides an additional reception area, perfect for relaxing or entertaining throughout the seasons. The kitchen overlooks the rear garden and is fitted with a range of wall and base units, ample work surfaces and an inset stainless steel sink. A side door provides convenient access to the driveway, workshop access and gardens, making it practical for everyday family living.

Upstairs, a spacious landing with a side window enhances the feeling of light and space, leading to three well-proportioned double bedrooms, each offering comfortable accommodation for family members or guests. The family bathroom is fitted with a bath, wash hand basin and WC, completing the first-floor accommodation.

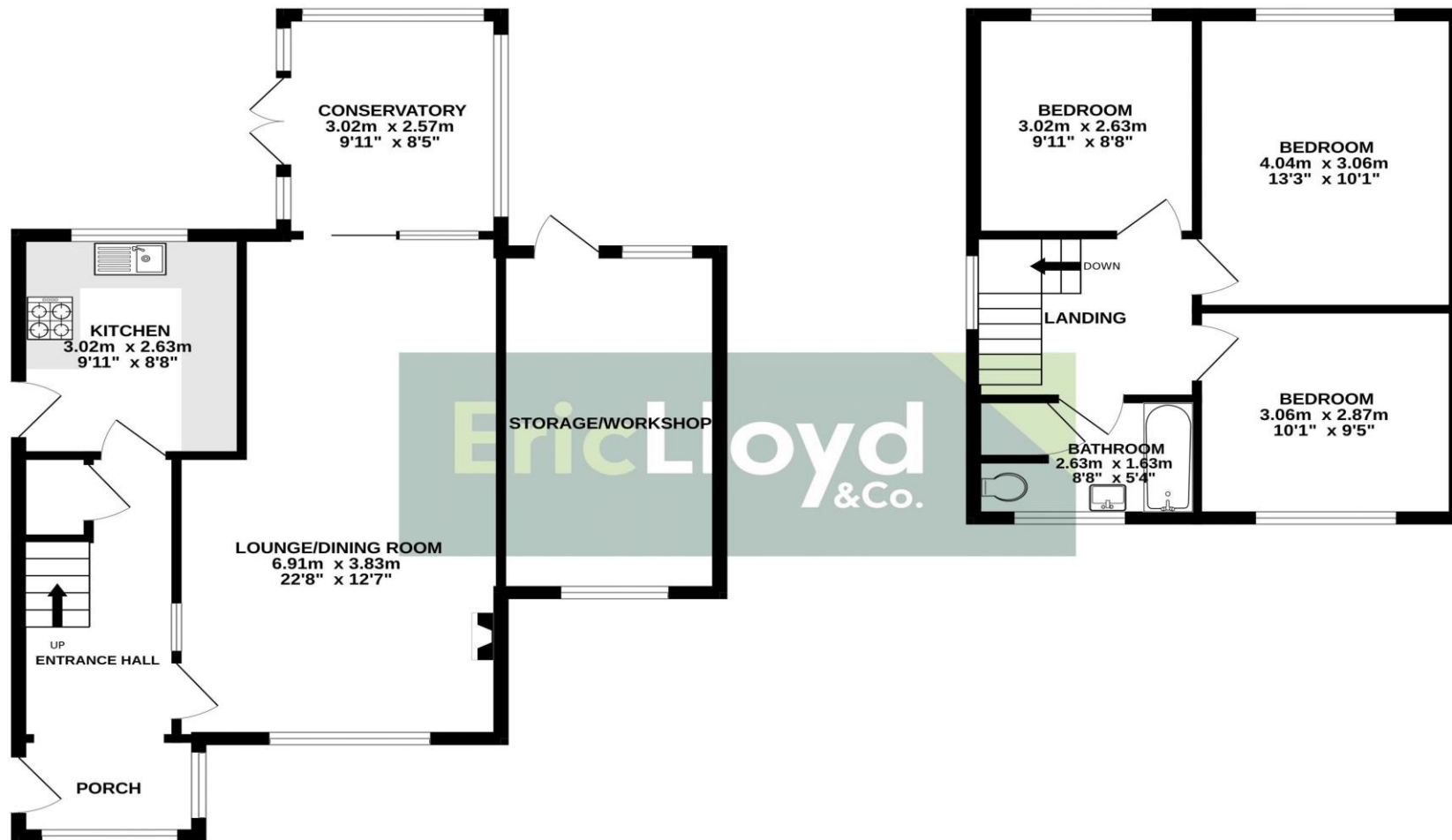
Pine Close is a highly regarded residential location, particularly popular with families due to its peaceful setting and convenient access to local amenities. A range of everyday shopping facilities and healthcare services are all within easy reach, while well-regarded primary schools are within comfortable walking distance, making the property especially appealing for growing families.

The bustling harbour town of Brixham is renowned for its picturesque waterfront, working fishing port, marina, independent shops, cafés and restaurants. Beautiful coastal walks along the South West Coast Path, nearby beaches and excellent sailing opportunities all contribute to the area's enduring popularity. Combining a desirable location with spacious accommodation, extensive parking, mature gardens and excellent scope for improvement, this is a rare opportunity to acquire a detached family home with enormous potential in one of Brixham's sought-after residential areas.



GROUND FLOOR
61.9 sq.m. (666 sq.ft.) approx.

1ST FLOOR
39.3 sq.m. (423 sq.ft.) approx.



TOTAL FLOOR AREA : 101.2 sq.m. (1089 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: D

COUNCIL TAX BAND: D

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

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