



Mudstone Lane, Brixham, TQ5 9EQ

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£350,000 Freehold



Occupying a desirable position on the ever-popular Mudstone Lane, this well-presented **TWO BEDROOM SEMI-DETACHED BUNGALOW** enjoys an enviable location just a short stroll from the spectacular South West Coast Path and the breathtaking Berry Head Nature Reserve. Brixham's bustling harbour, marina and town centre are all situated less than a mile away, offering an excellent selection of independent shops, cafés, restaurants and everyday amenities.

The property is approached via a generous driveway providing off-road parking for multiple vehicles. To the front, a beautifully maintained gravelled garden creates an attractive first impression, thoughtfully planted with ornamental grasses to provide a stylish yet low-maintenance setting.

Stepping inside through the entrance porch, you are welcomed by a spacious central hallway that gives access to all principal rooms. A substantial loft ladder leads to the partially boarded loft, offering excellent storage potential.

Positioned at the front of the property are two generous double bedrooms, both enjoying pleasant views over the front garden. The principal bedroom is particularly spacious and features attractive exposed wooden floorboards, a characterful feature that continues into the second double bedroom.

The family bathroom is exceptionally spacious, currently comprising a panelled bath with shower over, pedestal wash hand basin and WC. The generous proportions of this room offer excellent scope to create a luxurious bathroom with both a separate bath and walk-in shower, should a purchaser wish.

The kitchen is fitted with a range of off-white wall and base units complemented by granite-effect worktops. There is space for an under-counter fridge, under-counter freezer, slimline dishwasher, washing machine and an electric oven, while the gas combination boiler is neatly concealed within a cupboard. A useful rear porch provides additional storage space along with room for a tumble dryer.

To the rear of the bungalow is a bright and spacious lounge/dining room, offering ample room for both comfortable seating and a full dining suite. A door opens directly onto the rear garden, creating a wonderful connection between the indoor and outdoor living spaces.

A notable feature of the property is its wider-than-average internal doorways, thoughtfully providing improved accessibility throughout the bungalow. This design makes day-to-day living easier for those with reduced mobility or anyone looking for a home that is well suited to single-level living, while also offering practical long-term flexibility.

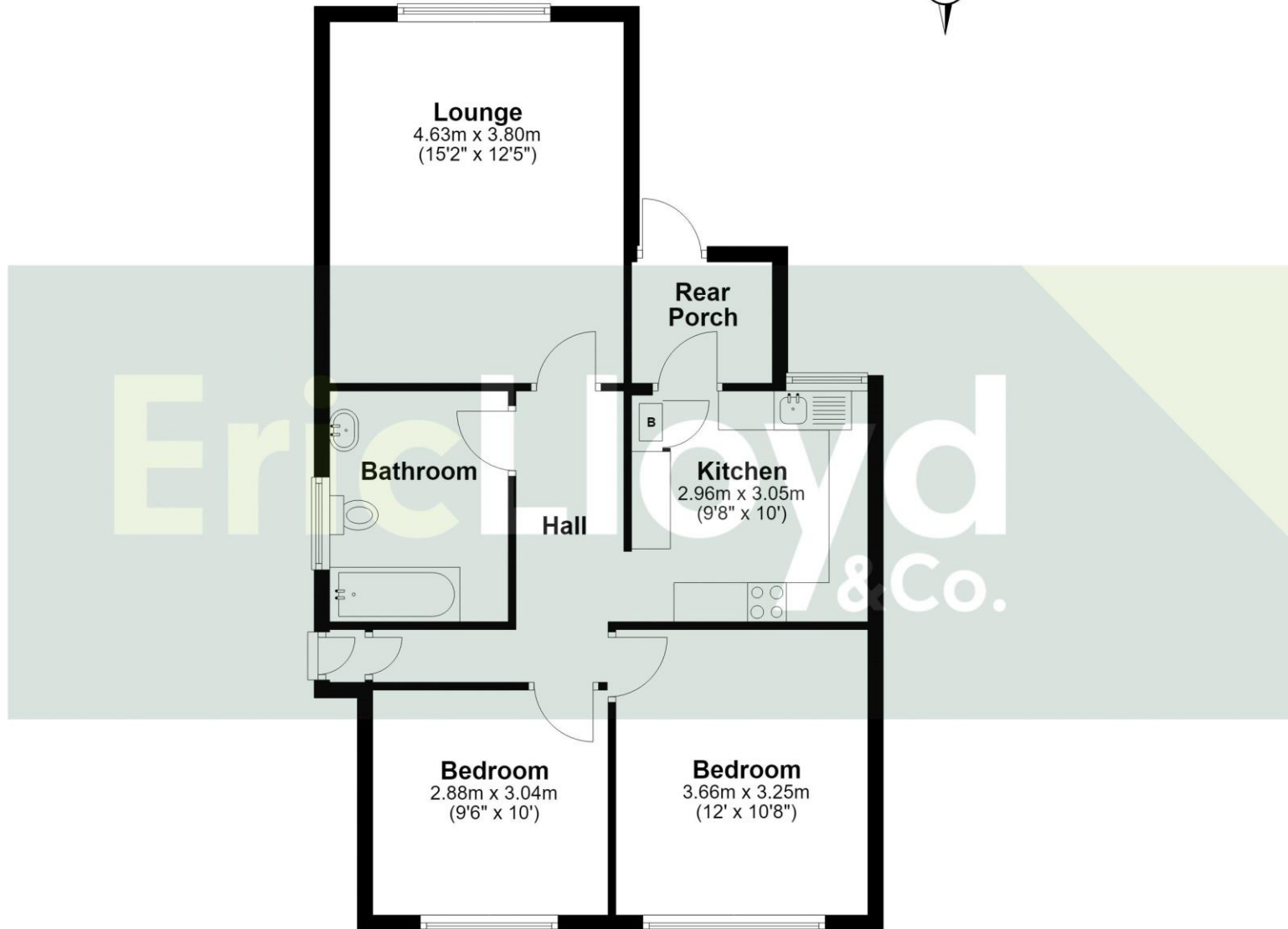
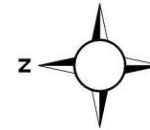
The rear garden is a true highlight of the home, having been lovingly maintained and beautifully planted. A central gravel pathway with attractive paved stepping stones meanders around the property, bordered by an impressive array of colourful flowers, established shrubs and mature planting. Particularly eye-catching are the magnificent mature magnolia and lilac trees, which provide seasonal colour and interest throughout the year. Completing the outside space is a useful block-built shed/store, together with gated side access leading back to the driveway.

This delightful bungalow offers comfortable accommodation in one of Brixham's most sought-after residential locations and is sure to appeal to those seeking a peaceful coastal lifestyle close to some of South Devon's most spectacular scenery.



Ground Floor

Approx. 66.1 sq. metres (711.7 sq. feet)



Total area: approx. 66.1 sq. metres (711.7 sq. feet)

This floorplan is only for illustration purposes and measurements of rooms and locations of doors, windows, etc are approximate and no responsibility is taken for any errors or omissions

Plan produced using PlanUp.



ENERGY PERFORMANCE RATING: C

COUNCIL TAX BAND: C

AGENTS NOTES: This property is on all mains services. The Ofcom website indicates that mobile phone and broadband reception are available.

VIEWINGS ARRANGEMENTS

Strictly by appointment through Eric Lloyd & Co

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