



5 Mathill Road, Brixham, TQ5 0DP



www.ericlloyd.co.uk

£495,000 Freehold

“A charming and deceptively spacious, welcoming home with pretty cottage style gardens”

A beautifully presented and meticulously maintained **THREE BEDROOM DETACHED CHALET STYLE HOUSE**, offering spacious and versatile accommodation, delightful cottage-style gardens, and ample parking, all situated in a highly desirable residential area of Brixham.

This charming property has been lovingly cared for and is immediately welcoming, with an attractive open porch leading into a bright entrance hallway where stairs rise to the first floor. The ground floor layout is particularly flexible and includes a generous double bedroom, ideal for guests, multi-generational living, or those seeking single-level accommodation. Also on the ground floor is a stylish and contemporary shower room, fitted with a double-sized walk-in shower, vanity unit with moulded wash basin and display shelf, and a low-level W.C, all finished to a high standard.

The dual-aspect living room is a warm and inviting space, filled with natural light and centred around an attractive fire surround with fitted electric wood burner. French doors open directly onto the rear patio terrace, creating an effortless connection between the indoor and outdoor living spaces.

The modern kitchen is well appointed with a comprehensive range of wall and base units, complemented by practical work surfaces and a one-and-a-half bowl sink with drainer.

Appliances include a built-in double oven and grill, four-ring hob with cooker hood over, while there is space for additional appliances as required.

Leading from the kitchen is a further reception room currently used as a dining/sitting room.

This versatile and spacious room also features a fitted electric log burner and patio doors opening onto the raised seating terrace, making it an ideal setting for entertaining or enjoying family meals with views over the beautifully landscaped gardens.

On the first floor are two generous double bedrooms, both well proportioned and tastefully decorated. The principal bedroom benefits from a useful walk-in wardrobe, providing excellent storage.

The family bathroom is fitted with a white suite comprising a bath and pedestal wash basin, while a separate W.C adds further convenience.

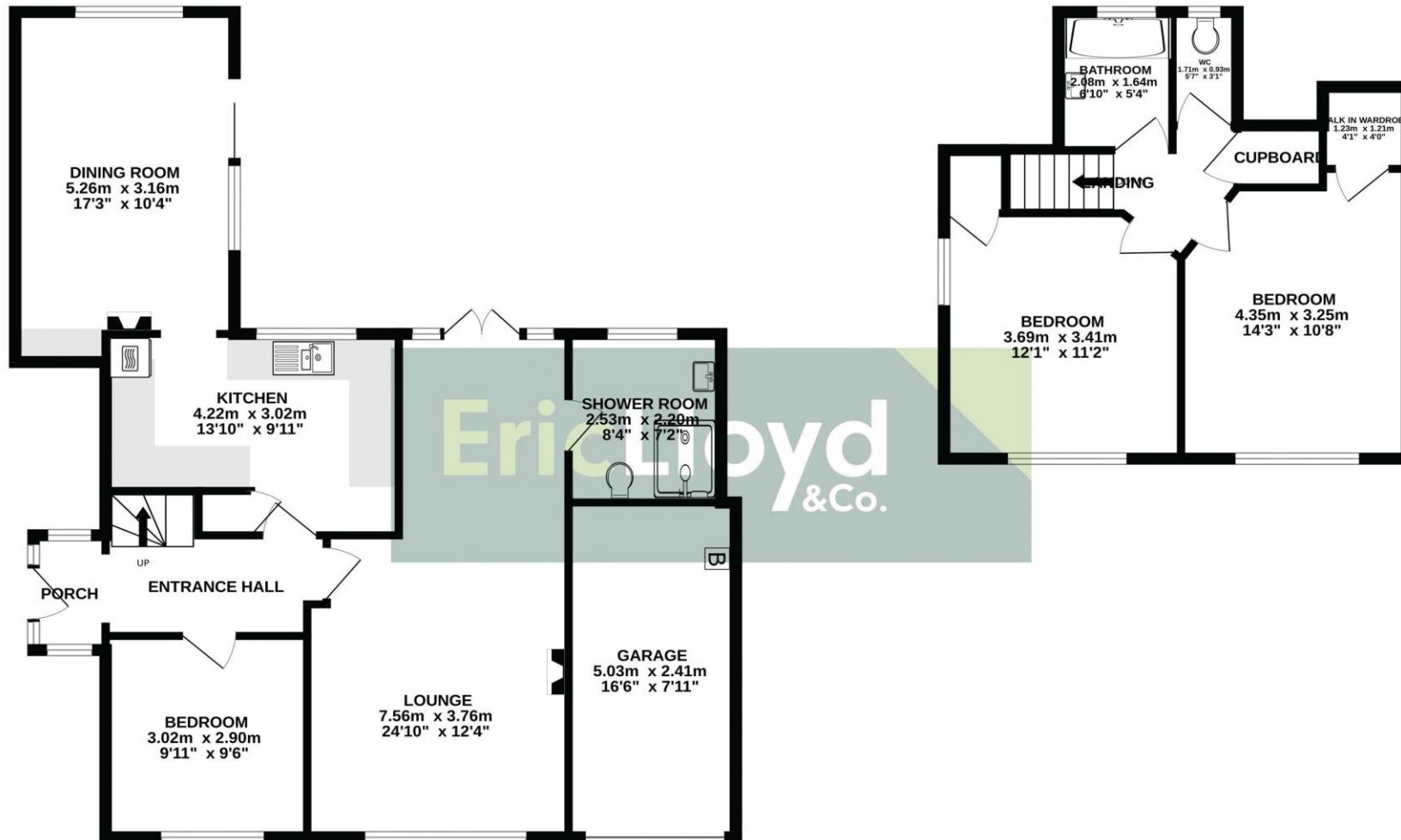
Outside, the property is set within stunning gardens designed in a charming cottage garden style. Bursting with an array of colourful plants, mature shrubs, and thoughtfully positioned seating areas, the gardens provide a tranquil retreat. To the rear, a smart raised terrace offers an excellent space for al fresco dining and relaxation. To the front, a smart brick paved private driveway provides parking for up to four vehicles and leads to an attached single garage, offering additional storage or workshop potential.

This exceptional home combines character, comfort, and practicality in equal measure, and an internal viewing is highly recommended to fully appreciate all that this delightful property has to offer.



GROUND FLOOR
85.3 sq.m. (918 sq.ft.) approx.

1ST FLOOR
37.8 sq.m. (407 sq.ft.) approx.



TOTAL FLOOR AREA : 123.1 sq.m. (1325 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: Mains services connected. The Ofcom website indicates that broadband and mobile phone reception are available at this address

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

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