



New Road, Brixham, TQ5 8NL

EricLloyd
&Co.

www.ericlloyd.co.uk

£325,000 Freehold

A DECEPTIVELY SPACIOUS THREE-BEDROOM DETACHED BUNGALOW WITH GENEROUS GARDENS, GARAGE AND NO ONWARD CHAIN

Conveniently situated within level walking distance of Brixham town centre and waterfront, this deceptively spacious and well-proportioned three-bedroom detached bungalow occupies a good-sized garden plot in a highly convenient location. With the number 12 bus service providing connections to other Torbay towns and a Sainsbury's Local directly across the road, everyday amenities are close at hand.

Whilst requiring a programme of modernisation and updating, the property offers considerable potential to create a comfortable and versatile home, with spacious accommodation, useful ancillary areas and attractive gardens. Further benefits include gas central heating, double glazing, driveway parking, a detached single garage and the advantage of no onward chain.

The accommodation begins with an entrance porch leading into a long entrance hall, from which the principal rooms are accessed. The dual-aspect living room is a particularly appealing space, featuring a bay window to the front and a further window overlooking the rear garden, allowing plenty of natural light into the room.

The kitchen is fitted with a range of wood-effect wall and base units, complemented by working surfaces, an inset stainless steel sink and space for a freestanding cooker and fridge. Leading off the kitchen is a good-sized utility room, providing additional fitted storage, a further stainless steel sink and plumbing for a washing machine. Windows and doors give access to the garden, whilst a useful secondary W.C and a wall-mounted Baxi boiler complete this practical area.

There are up to three double bedrooms, offering flexibility to suit a variety of requirements. One bedroom features an attractive bay window to the front and could equally serve as a separate dining room, if preferred. Another bedroom benefits from its own shower cubicle.

A bathroom with W.C completes the internal accommodation.

Outside, a driveway provides off-road parking and leads to a detached single garage, fitted with an electrically operated up-and-over door, lighting and power points. An attached store to the side and rear offers further useful storage space.

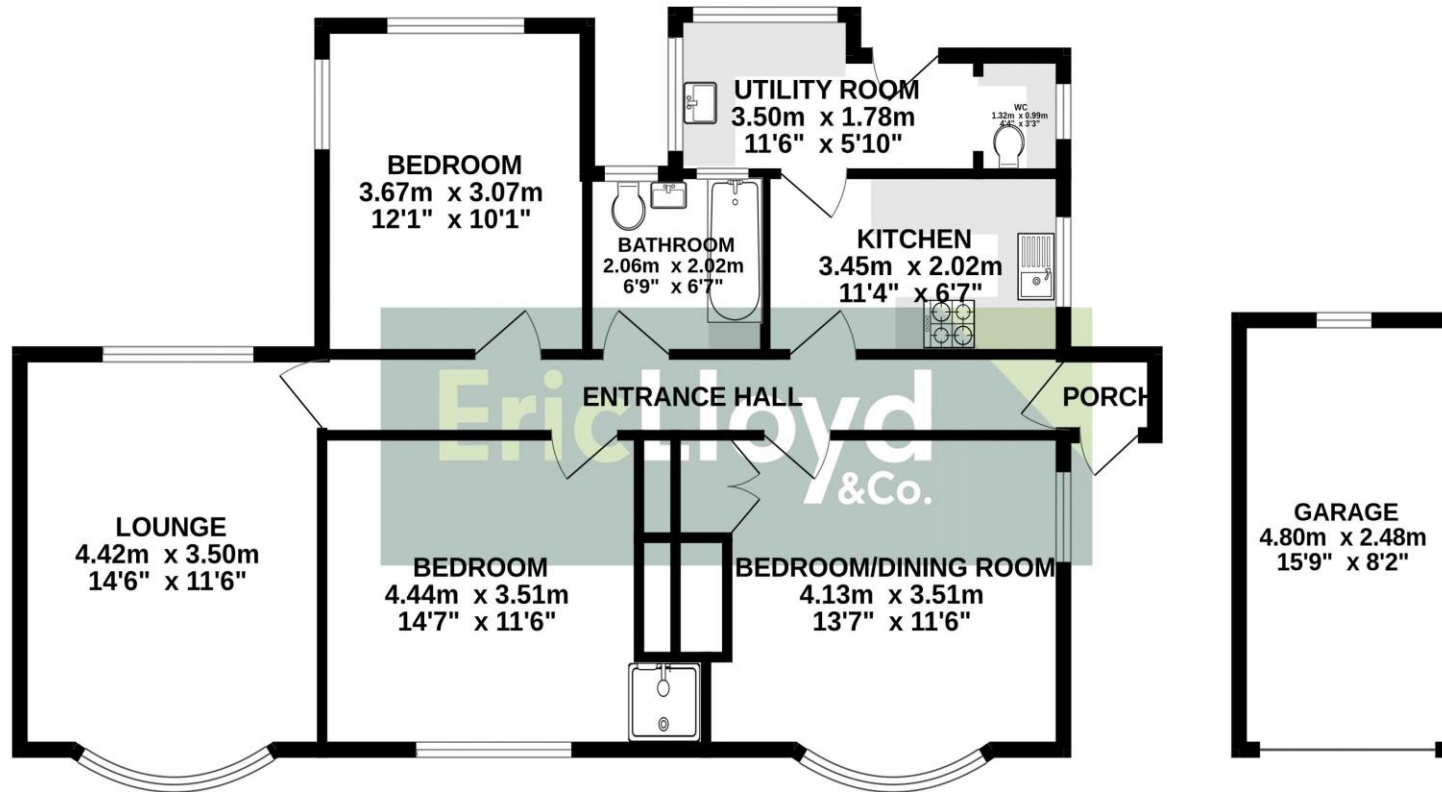
The front garden is attractively landscaped with established shrubs and trees. Paths extend around both sides of the bungalow to the surprisingly spacious, terraced rear garden. Arranged over levels, the garden features a potting shed and a variety of planted terraces with established shrubs, rising to a larger seating terrace that provides an ideal spot to relax and enjoy the sunshine.

In summary, this is an excellent opportunity to acquire a detached bungalow offering spacious and adaptable accommodation, generous outside space and considerable scope for improvement, all within easy reach of Brixham's shops, amenities and picturesque waterfront.

An early viewing is strongly recommended to appreciate the space and potential on offer.



GROUND FLOOR
96.7 sq.m. (1041 sq.ft.) approx.



TOTAL FLOOR AREA : 96.7 sq.m. (1041 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.
Made with Metropix ©2026





ENERGY PERFORMANCE RATING: C

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 83% / VODAPHONE 83% / O2 77% / THREE 75%

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, Breadsands TQ4 6LE
churston@ericlloyd.co.uk

EricLloyd
&Co.

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.