



Lakes Road, Brixham, TQ5 8PH

EricLloyd
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£385,000 Freehold



A virtually **DETACHED TWO BEDROOM BUNGALOW**, linked to its neighbouring property only by the garage, situated in the popular Furzeham area of Brixham.

Offered for sale with **NO ONWARD CHAIN**, this spacious and naturally light home occupies a level position, with local shops and a nearby bus route providing convenient access to everyday amenities and the wider town centre facilities harbour and waterfront.

The accommodation is approached via the entrance door into a useful covered walkway, which provides access to the main hallway, rear garden and attached garage. The hallway offers a loft access hatch and a built-in storage cupboard housing the gas-fired boiler serving the central heating and hot water system, which we are informed was installed in 2024.

The kitchen has been replaced and features an excellent range of crisp gloss white units complemented by attractive worktops, a composite sink and drainer, built-in electric oven with modern glass hob and cooker hood over. A comprehensive range of integral appliances includes dishwasher, washing machine, fridge and freezer. Modern tiled surrounds and windows to the front and side provide a bright and practical kitchen space. The generous lounge/dining room enjoys a front aspect window and benefits from a recently installed modern recessed gas fire, creating an attractive focal point.



The principal bedroom is particularly well proportioned, featuring double and single built-in wardrobes along one wall together with a window overlooking the rear garden. Bedroom two is also a comfortable double room with a rear aspect window. The wet room/W.C has been fitted with built-in vanity units incorporating display shelving, lighting and useful storage, together with an inset wash hand basin and concealed-flush WC. The shower area is fitted with an independent electric shower.

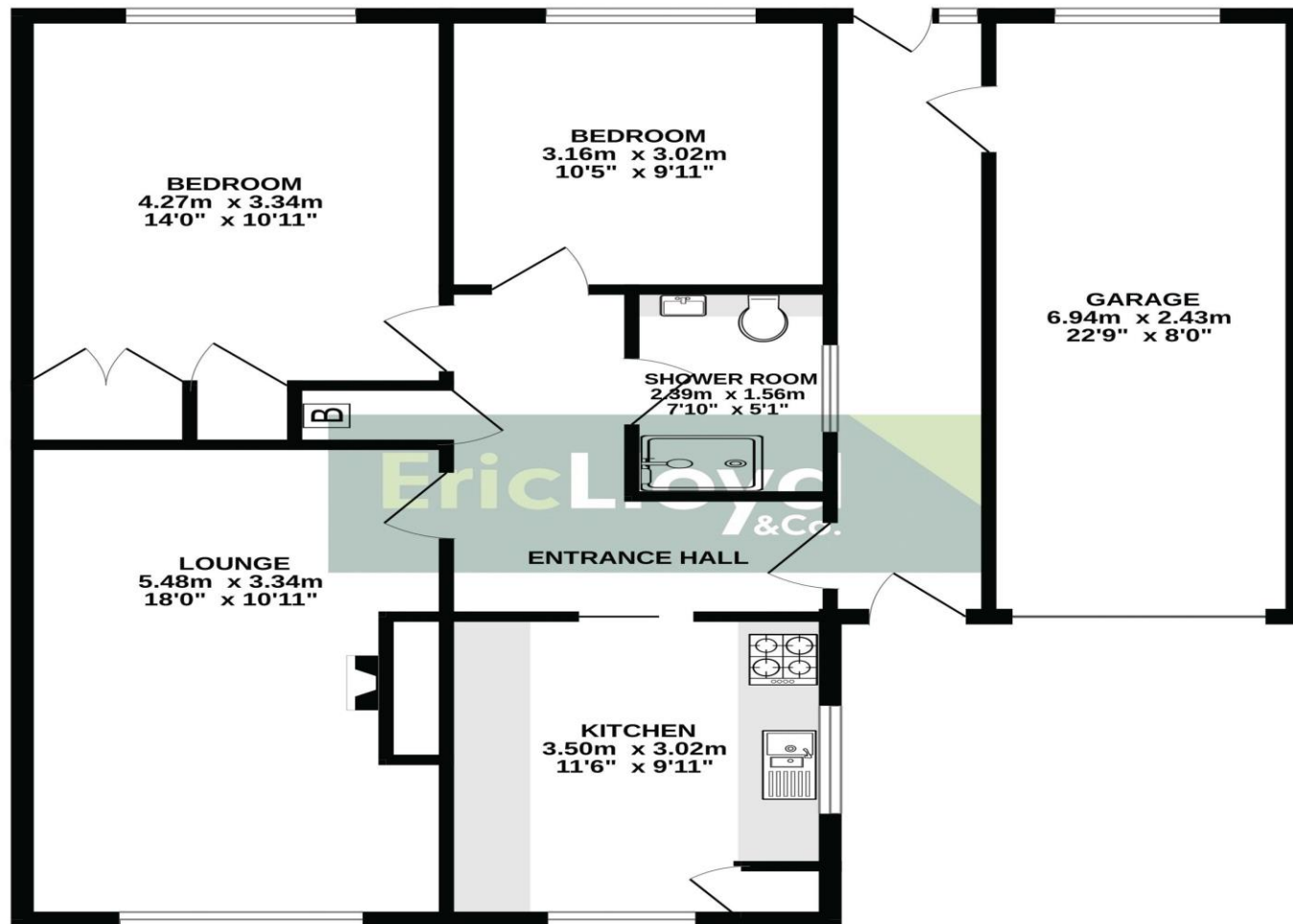
Whilst the property would benefit from some redecoration and the installation of new flooring, a number of important works have already been undertaken. These include a re-wire of the lighting circuit, replacement consumer unit and installation of the modern recessed gas fire. Completion certificates are available for these works.

Outside, a brick-paved driveway provides ample off-road parking and leads to the attached garage, which is of good size and benefits from an electric up-and-over door to the front and a courtesy door opening into the covered walkway.

The front garden has been attractively landscaped for ease of maintenance. The private and enclosed rear garden is similarly designed for straightforward upkeep, with landscaped areas, inset flowerbeds and a pathway leading to a side gate. A greenhouse provides useful additional space for gardening enthusiasts.

Overall, this is a spacious and versatile bungalow in a sought-after level location, offering comfortable accommodation, useful outside space, a garage and parking, together with the significant advantage of no onward chain.

GROUND FLOOR
91.8 sq.m. (988 sq.ft.) approx.



TOTAL FLOOR AREA : 91.8 sq.m. (988 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 83% / VODAPHONE 83% / O2 77% / THREE 75%

VIEWINGS ARRANGEMENTS

Strictly by appointment through Eric Lloyd & Co

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