



Eric
Lloyd
&Co.
FOR SALE
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Langley Avenue, Brixham, TQ5 9JF

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www.ericlloyd.co.uk

£469,950 Freehold



Situated in a popular residential location, this superb, three-bedroom **DETACHED HOUSE** offers spacious accommodation, attractive gardens, and the convenience of driveway parking with a car port.

Beautifully presented and thoughtfully designed for modern family living, this property combines comfortable interiors with well-tended outdoor space and enjoys a pleasant open outlook. On entering the home, the welcoming hallway provides access to a ground floor cloakroom/W.C, a practical addition for busy households and visiting guests.

The principal living space is the large lounge, a light-filled room that is partly open to the dining area, creating a wonderful flow for both everyday living and entertaining. With generous proportions and a warm, inviting feel, this room offers ample space for comfortable seating and family gatherings. The adjoining dining room provides a perfect setting for formal meals or casual suppers and enjoys direct access via French doors on to the large patio seating area the rear garden.

The heart of the home is undoubtedly the kitchen/breakfast room. Beautifully fitted with a range of modern cream faced units, the kitchen combines style with practicality. Solid wood working surfaces complement the contemporary cabinetry, while integral appliances provide convenience and a streamlined finish. A breakfast area offers space for informal dining, making this room ideal for both quick meals and social occasions.

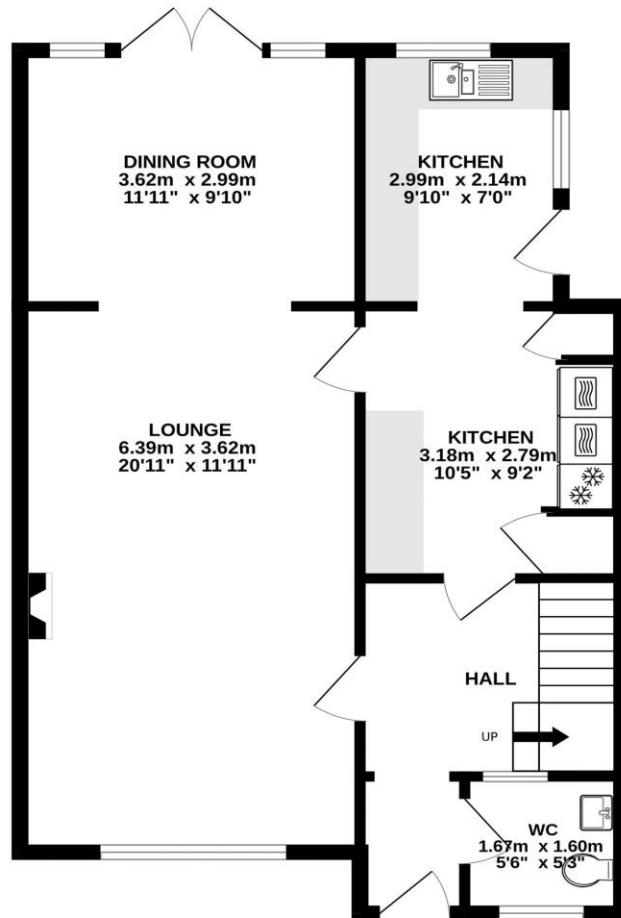
Upstairs, the property features three bedrooms, all enjoying an open outlook that enhances the sense of light and space. Two of the bedrooms are fitted with wardrobes, maximising storage while keeping the rooms free-flowing and versatile. The bedrooms are served by a family shower room/WC, equipped with a modern suite.

Externally, the property is equally impressive. To the front, there is driveway parking and a car port, ensuring convenience and shelter for vehicles. To the rear lies a feature garden, lovingly maintained and thoughtfully designed. Immediately adjacent to the house is a large patio seating area, perfect for outdoor dining and relaxation, from here there is access to a useful hobby room/workshop. Beyond lies a level lawn bordered by shaped and well-stocked flower beds, providing colour and interest throughout the seasons. A pretty summerhouse and garden shed add both charm and practicality, offering storage and additional space for hobbies or relaxation. In addition, there is an access gate leading directly onto Parkham Field, offering an extended sense of openness and an ideal setting for families or those who enjoy outdoor pursuits.

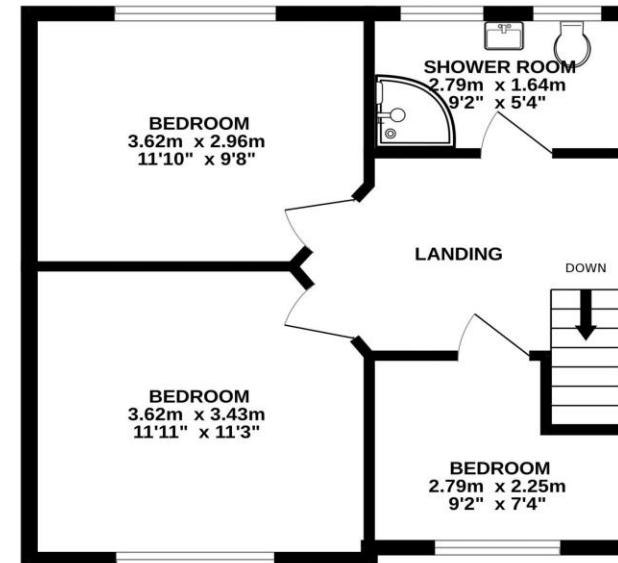
Throughout, the property has been well cared for and presented with a sense of style, allowing buyers to move straight in while also offering scope to add personal touches. Located on Langley Avenue, the house is conveniently positioned for access to local schools, shops, and bus services, with Brixham town centre and harbour just a short distance away. Scenic coastal walks and beaches are also within easy reach, adding to the lifestyle appeal.

In summary, this is a well-presented detached three-bedroom house in a sought-after location. With its spacious living areas, modern kitchen, attractive gardens, and parking, it represents an excellent opportunity for families and couples alike.

GROUND FLOOR
60.0 sq.m. (645 sq.ft.) approx.



1ST FLOOR
40.5 sq.m. (436 sq.ft.) approx.



TOTAL FLOOR AREA : 100.5 sq.m. (1082 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: E

AGENTS NOTES: The Ofcom website indicates that standard, superfast and ultrafast is available along with average mobile coverage.

VIEWINGS ARRANGEMENTS

Strictly by appointment through Eric Lloyd & Co

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