



Mayfield Court Ranscombe Road, Brixham, TQ5 9US

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£370,000 Freehold



A well-presented **TWO BEDROOM TERRACED HOUSE**, situated within Mayfield Court on Ranscombe Road, Brixham. This attractive property offers comfortable accommodation over two floors, together with private outdoor space, parking and delightful views across the bay. Offered for sale with **NO ONWARD CHAIN**.

Access to the property is via a private communal driveway serving the three properties, at the end a private garage provides useful storage with parking space in front. In addition, there are two further allocated parking spaces on the main road providing convenient additional parking for this home.

On entering the property, you are welcomed by a pleasant hallway, featuring an attractive wooden staircase which provides a lovely focal point. To the front of the property is the well-equipped kitchen, fitted with wood-effect cupboards and offering useful storage, under-counter fridge, washing machine and freestanding cooker can be included in the sale along with the integrated fridge freezer.

Towards the rear is a generous open-plan living and dining area, providing an excellent space for both relaxing and entertaining. Double doors open directly onto the enclosed paved courtyard, creating a seamless connection between the indoor and outdoor living spaces. The ground floor also benefits from a convenient cloakroom, fitted with a WC and wash basin.

Upstairs, the property offers two bedrooms. The main bedroom is a spacious double and features fitted wardrobes and a Juliet balcony, from which there are wonderful views across the bay. The second bedroom is situated at the front of the property and also benefits from fitted wardrobes, providing excellent storage. The family bathroom is finished in a clean, contemporary style and comprises a large shower, WC and wash basin, all complemented in white.

Outside, the property benefits from a particularly private and well-maintained enclosed courtyard. The paved garden provides a low-maintenance outdoor space, ideal for enjoying a morning coffee, relaxing in the sunshine or entertaining guests.

The property is conveniently positioned on a main bus route providing easy access towards Brixham town centre and surrounding areas. There are also two local schools nearby, making the location particularly convenient for families.

Further benefits include double glazing and gas central heating, making this a comfortable and practical home throughout the year.

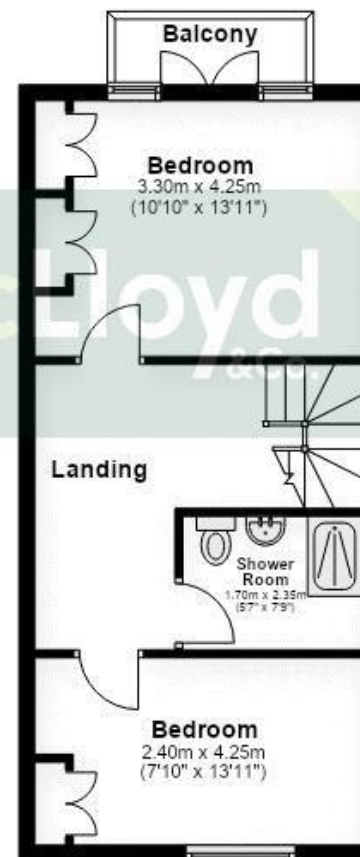
Overall, this charming two-bedroom terraced property offers well-proportioned accommodation, private outdoor space, excellent storage, convenient parking and beautiful bay views, all within a popular residential setting in Brixham.



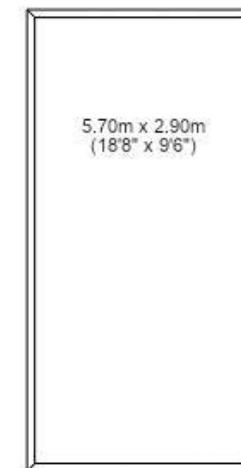
Ground Floor



First Floor

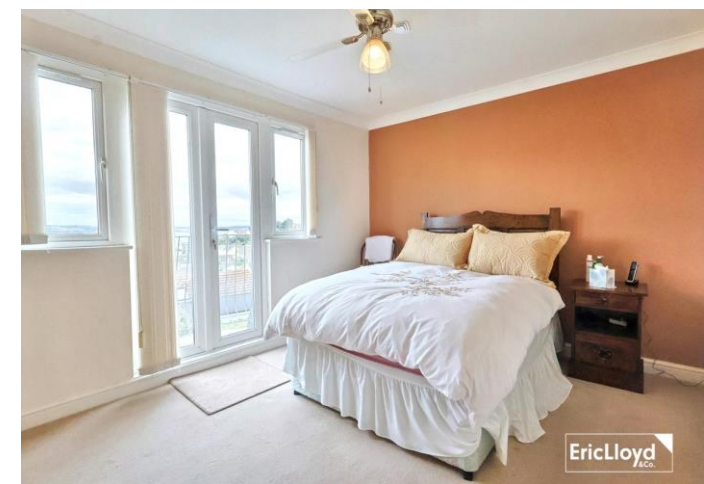


Garage



Total area: approx. 97.0 sq. metres (1043.9 sq. feet)

This floorplan is for illustration purposes. Measurements, locations of doors, windows etc are approximate and no responsibility is taken for errors or omissions.
Plan produced using PlanUp.



ENERGY PERFORMANCE RATING: TBC

COUNCIL TAX BAND: C

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

VIEWINGS ARRANGEMENTS

Strictly by appointment through Eric Lloyd & Co

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