



Penn Meadows, Brixham, TQ5 9PF

EricLloyd
&Co.

www.ericlloyd.co.uk

£275,000 Freehold



A well presented **THREE BEDROOM SEMI DETACHED HOUSE**, situated within a popular residential area of Brixham. This appealing semi-detached property has been thoughtfully refurbished during our vendors' ownership, creating a comfortable family home with well-proportioned accommodation arranged over two floors. The property combines modern fittings with practical family living space and benefits from a driveway, landscaped front garden and sunny rear garden.

On entering, the entrance hall provides access to the principal rooms and staircase to the first floor. The lounge, positioned to the front of the property, is a welcoming reception room featuring a fireplace with fitted gas fire, creating a pleasant focal point.

To the rear is the impressive kitchen/dining room, designed to provide an excellent social and family space. The dining area has a polished tiled floor, access to an under-stairs storage cupboard and a door leading directly to the rear garden. The kitchen has been fitted with a range of modern cream-faced wall and base cupboards, complemented by contrasting granite work surfaces and matching upstands. There is an inset composite sink together with an integral washing machine, fridge/freezer and dishwasher. Cooking facilities include a built-in electric oven, induction hob and cooker hood over. Thoughtful finishing touches include sensor lighting to the kickboards and beneath the wall cupboards. A concealed Worcester boiler provides the domestic hot water and central heating, while a window overlooks the garden.

On the first floor, there are **THREE BEDROOMS**, two generous double bedrooms, one enjoying a front aspect and the other overlooking the rear garden. A further nursery/third bedroom is positioned to the front and benefits from a built-in cupboard, offering flexibility as a child's room, home office or occasional bedroom. The shower room/WC has been attractively fitted with a corner shower enclosure and fitted shower, two-drawer vanity unit with inset washbasin and low-level WC. The room is finished with tiled walls and floor.

Outside, the property enjoys a landscaped front garden, with a driveway providing off-road parking and continuing alongside the house to the rear. The rear garden features an elevated lawn and enjoys a sunny aspect, providing an attractive outdoor setting for relaxation, gardening and family entertaining.

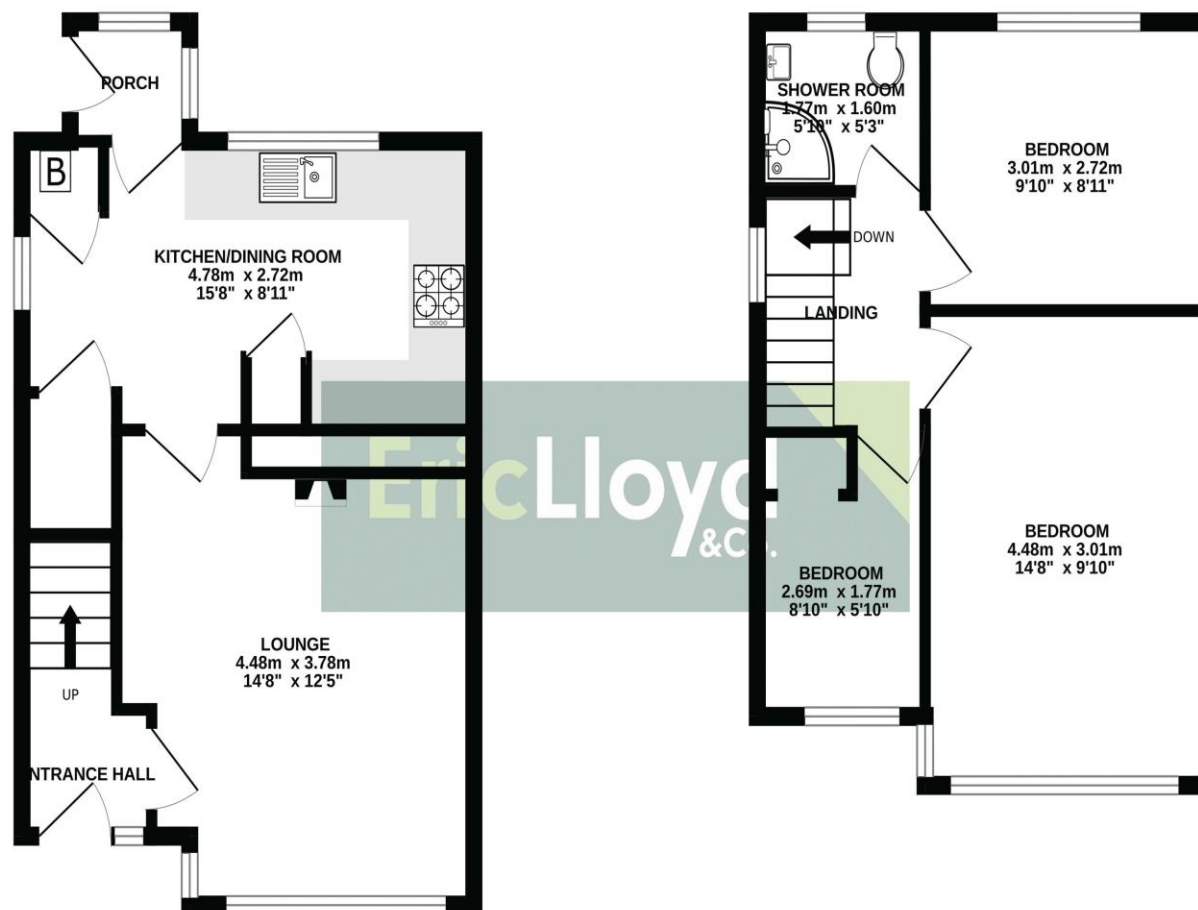
Penn Meadows is situated within the sought-after coastal town of Brixham, renowned for its picturesque harbour, maritime character and attractive South Devon surroundings. The town provides a good range of everyday amenities, including shops, supermarkets, cafés, restaurants, schools and leisure facilities, while the bustling harbour and waterfront are within easy reach. Brixham also provides excellent opportunities for coastal walks and outdoor recreation, with the wider South Devon coastline and countryside readily accessible.

The property therefore offers an appealing combination of refurbished family accommodation, modern amenities, outdoor space and convenient access to the many attractions and facilities of Brixham, making it an excellent opportunity for those seeking a comfortable home in this popular coastal town.



GROUND FLOOR
34.6 sq.m. (372 sq.ft.) approx.

1ST FLOOR
33.3 sq.m. (358 sq.ft.) approx.



TOTAL FLOOR AREA : 67.9 sq.m. (731 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: C

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.