



Wishings Road, Brixham, TQ5 9PD

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£260,000 Freehold

A well-presented spacious property situated in Brixham.



Situated in the ever-popular and convenient Brixham area, this well-presented THREE BEDROOM SEMI DETACHED house offers a fantastic opportunity for buyers looking for a home they can move straight into while still having the scope to update, improve and personalise over time.

Ideally positioned for family living, the property is within easy reach of local amenities, well-regarded primary and secondary schools, and regular bus routes, making day-to-day life both simple and practical. One of the standout features of this home is the excellent parking provision, something highly sought after in this location.

The property benefits from two separate driveways, one at the front of the house leading down to the garage, and a second driveway positioned to the side of the property. This provides generous off-road parking for multiple vehicles, ideal for families or visiting guests.

Stepping inside, you are welcomed into a warm and inviting entrance porch, open entry the stairs are rising to the first floor directly ahead. The comfortable living room is a lovely space to relax, offering a cosy atmosphere and plenty of natural light.

From here, the accommodation flows through into the kitchen, which is a generous size with ample room for all essential white goods and excellent storage potential. To the rear of the property is a delightful dining area created by an extension to the house, adding valuable extra living space. This bright and practical room is perfect for family meals, entertaining guests, or simply enjoying views over the rear garden.

Upstairs, the property continues to impress with three well-proportioned bedrooms, each offering comfortable accommodation and flexibility for growing families, guests, or those needing a home office. The family bathroom is fitted with a walk-in shower, wash basin and WC, providing a practical and modern layout.

Outside, the front garden is mainly laid to lawn and attractively planted with a variety of all-year-round shrubs and plants, creating a pleasant first impression.

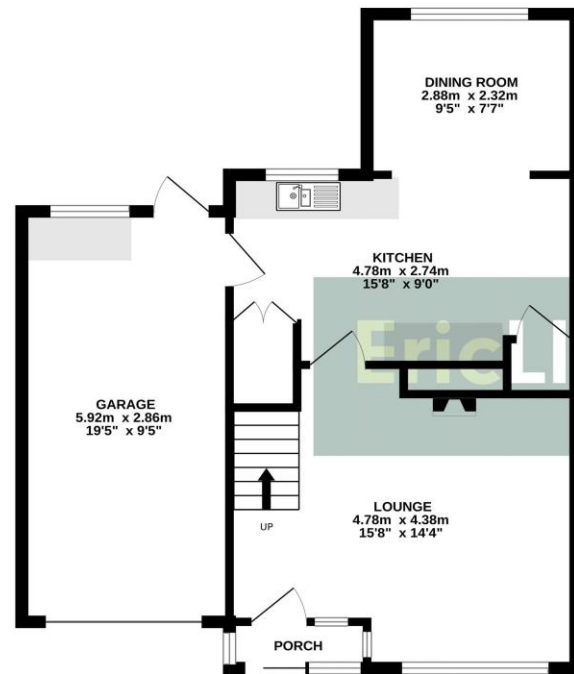
To the rear, the garden enjoys a paved seating area leading onto a small lawn, with a useful shed positioned at the far end for storage. It is an enjoyable and manageable outdoor space, perfect for relaxing or gardening.

From the back of the house there are lovely views looking down over Brixham, adding to the appeal of this charming home.

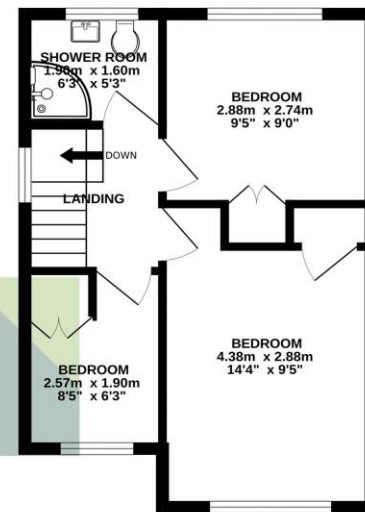
Having been well cared for over the years, the property also benefits from double glazing and central heating throughout. Combining space, location, parking and potential, this is an excellent opportunity to purchase a home in one of Brixham's most established residential areas.



GROUND FLOOR
57.5 sq.m. (619 sq.ft.) approx.



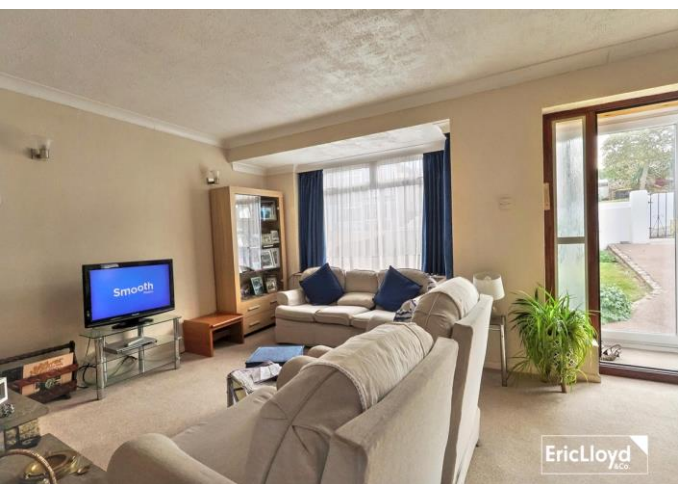
1ST FLOOR
32.4 sq.m. (349 sq.ft.) approx.



TOTAL FLOOR AREA: 90.0 sq.m. (968 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: C

AGENTS NOTES: The Ofcom website suggests broadband and mobile coverage in available.

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

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