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FOR SALE
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£298,000 Freehold

A super, deceptively spacious family home, offering huge potential with three bedrooms and a large loft room

Tucked away in a popular residential area of Brixham, "Idwal" is a **DETACHED THREE BEDROOM** family home offering spacious and versatile accommodation, a generous rear garden, and an excellent potential for a new owner to update and personalise to their own taste. With driveway parking, a useful workshop, and a roof terrace with open views, this property represents an exciting opportunity in a sought-after location.

Upon entering, the property immediately appeals with a welcoming entrance hall, providing access to the main living areas. To the front sits a cosy lounge, an inviting room perfect for relaxing with family, enjoying its traditional proportions and homely atmosphere. To the rear, the heart of the home lies in the kitchen/dining room, which offers ample space for family meals and everyday living. Flowing naturally from this area is a further reception/garden room, a flexible space with direct access to the outside, ideal for entertaining, children's play, or simply enjoying views over the rear garden, a feature of this room is the lovely polished, solid wood parquet flooring. A utility room adds practicality to the ground floor, providing additional storage and appliance space, while a shower room with W.C offers everyday convenience.

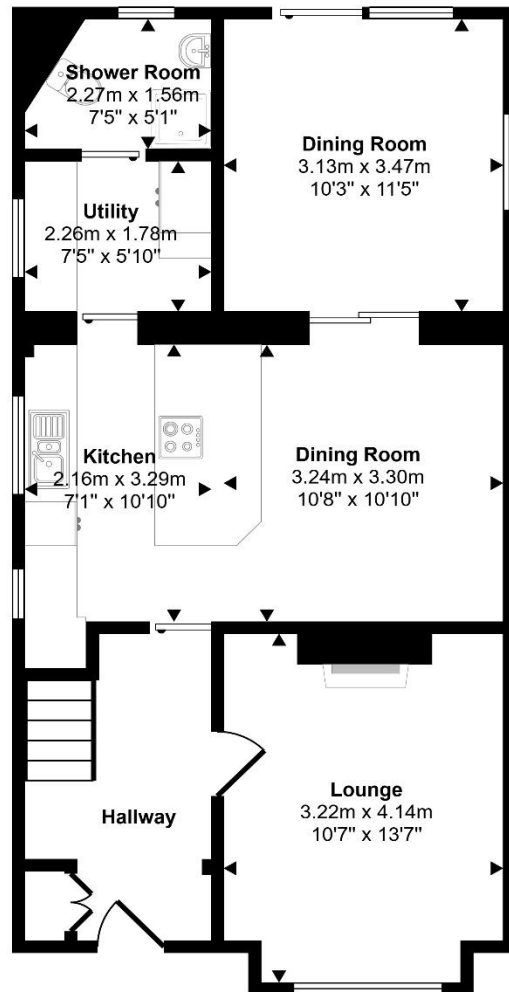
On the first floor, the home features three bedrooms. The principal bedroom benefits from patio doors leading onto a decked roof terrace, creating a superb private spot to sit out and enjoy the surroundings. The remaining two bedrooms provide excellent versatility, suitable for family members, guests, or even as a home office. A family bathroom with W.C completes the first-floor layout. A large loft room accessed via a fixed ladder also offers scope for an additional bedroom or hobby room, with access to under-eaves storage, there is already a Velux window and radiator installed.

Externally, Idwal enjoys a driveway to the front, providing off-road parking for two vehicles. To the rear, a landscaped, pretty garden offers a delightful outdoor retreat, it provides plenty of space for children to play, summer entertaining, or simply relaxing in the fresh air. At the end of the garden stands a block-built workshop with light and power, a highly practical feature that could serve a variety of purposes, from hobby space to secure storage. While the property would benefit from some general updating and modernisation, it is clear that Idwal has been well cared for, and the combination of spacious interiors, outside space, and scope for improvement makes it an excellent prospect for families or those seeking a project with long-term rewards.

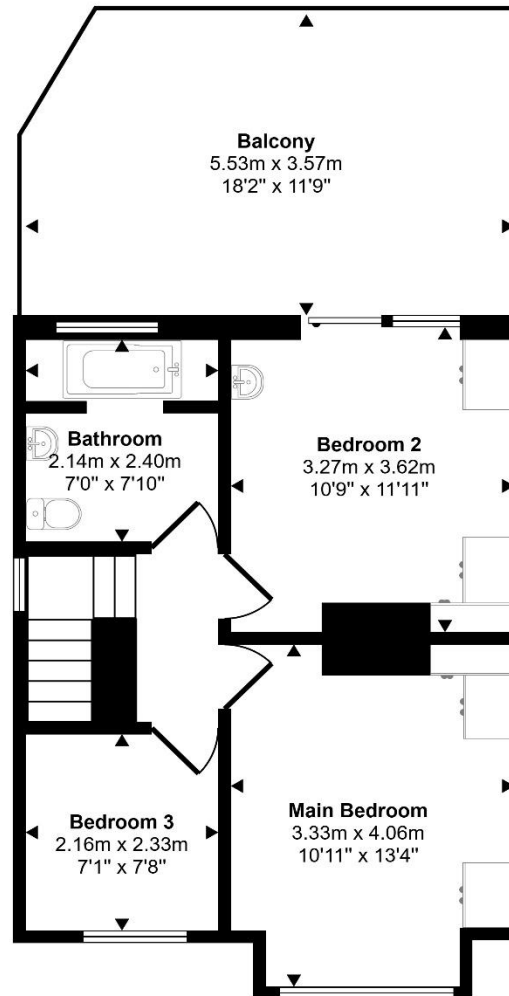
Located on Castor Road, the property enjoys a convenient position close to local shops, schools, and bus routes, with Brixham's bustling harbour, beaches, and coastal walks all within easy reach. The nearby road links also provide straightforward access to Paignton, Torquay, and beyond. Idwal is a rare opportunity to secure a detached home in a desirable part of Brixham, with the chance to add your own style and value. Offering generous accommodation, attractive gardens, and flexible living spaces, it is a property with huge potential and lasting appeal.



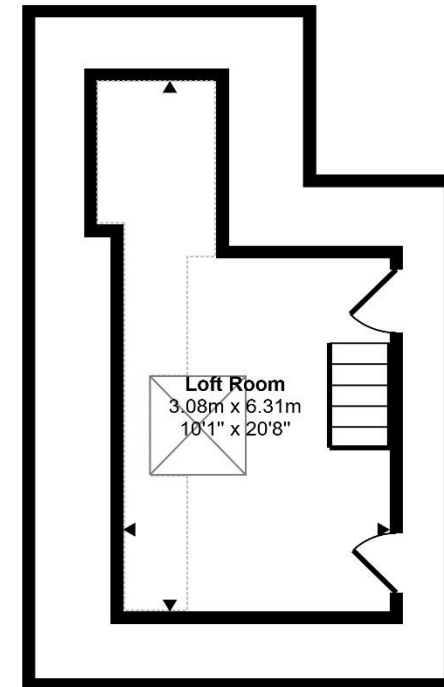
Approx Gross Internal Area
135 sq m / 1453 sq ft



Ground Floor
Approx 61 sq m / 652 sq ft



First Floor
Approx 41 sq m / 445 sq ft



Second Floor
Approx 33 sq m / 356 sq ft

 Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



ENERGY PERFORMANCE RATING: C

COUNCIL TAX BAND: D

AGENTS NOTES: The Ofcom website indicates that standard, ultrafast and superfast broadband is available along with good mobile reception.

VIEWINGS ARRANGEMENTS

Strictly by appointment through Eric Lloyd & Co

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