



Belmont Road, Brixham, TQ5 9JH

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£425,000 Freehold



A deceptively spacious and beautifully presented **FOUR BEDROOM, TWO BATHROOM CHALET BUNGALOW**, thoughtfully extended to create a versatile family home offering generous accommodation, ample off-road parking, a superb south-facing rear garden and a detached home office/studio, all situated in a sought-after residential location within easy reach of Brixham town, local schools and coastal walks.

The property immediately impresses with its welcoming entrance hall featuring attractive wood-effect flooring, which continues into the front-facing lounge, creating a warm and contemporary feel. A staircase rises to the first floor, whilst doors lead to the principal ground floor rooms.

Undoubtedly the heart of the home is the impressive open-plan kitchen/dining room at the rear. Fitted with an extensive range of cream-fronted units complemented by solid wood work surfaces and attractive tiled splashbacks, the kitchen also benefits from a breakfast bar, integrated dishwasher, eye-level double oven and grill, five-burner gas hob, space for both a washing machine and fridge/freezer, together with a generous pantry cupboard housing the Baxi gas-fired boiler. French doors leading off open into a conservatory to side, providing an ideal additional reception area with direct access to the delightful rear garden.

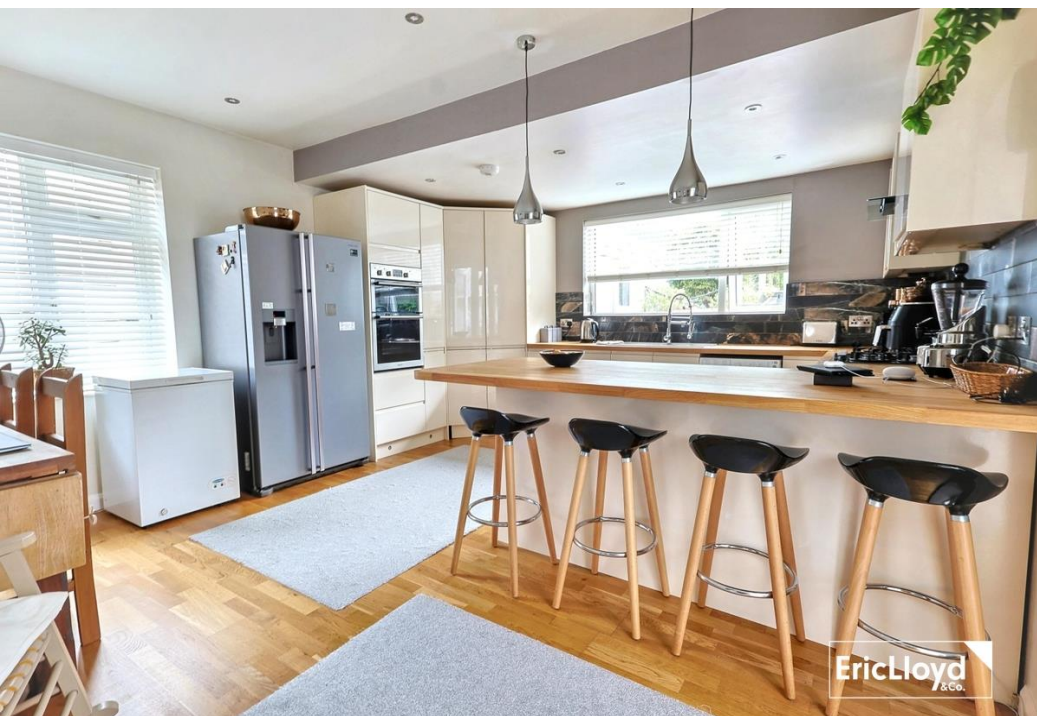
The ground floor further offers three well-proportioned bedrooms, two of which are generous doubles, making the accommodation ideal for families or those seeking flexible living arrangements. These are served by a stylish family bathroom fitted with a contemporary white suite incorporating a shower bath with mixer tap and fitted shower, vanity unit with inset wash basin and concealed cistern W.C.

Occupying the first floor is an impressive principal bedroom suite featuring fitted quadruple wardrobes with modern sliding doors, Velux windows and a large rear-facing sliding window overlooking the garden. A modern en-suite shower room completes this excellent private retreat.

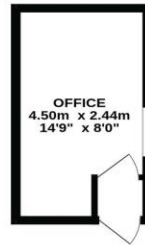
Externally, the property enjoys excellent kerb appeal with extensive off-road parking to the front and a wide pathway leading to the entrance, together with gated side access to the rear garden. The former garage has been cleverly converted into a useful detached home office or studio, ideal for remote working, hobbies or a gym.

The rear garden is a particular highlight, enjoying a sunny southerly aspect. Beautifully landscaped, it features a raised lawn surrounded by well-stocked borders planted with an array of mature shrubs, fruit trees and seasonal planting. Two attractive decked seating areas, one enhanced by a pergola, provide ideal spaces for outdoor entertaining and relaxation. A garden store and metal shed offer excellent additional storage.

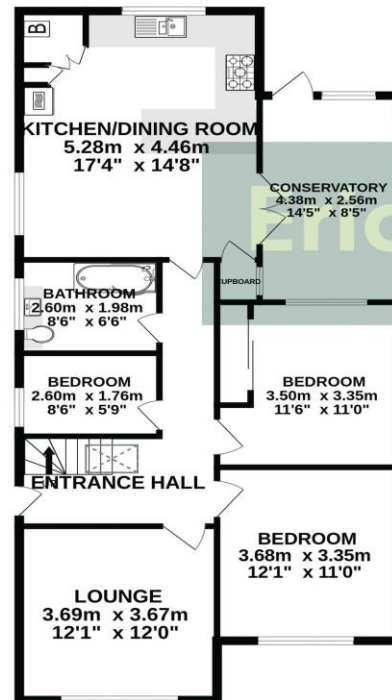
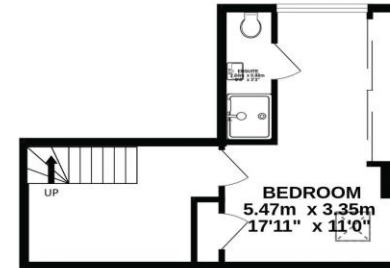
Belmont Road occupies a popular residential position on the outskirts of the picturesque fishing town of Brixham. Renowned for its bustling harbour, colourful waterfront, independent shops, cafés and restaurants, Brixham combines traditional seaside charm with everyday convenience. Beautiful coastal walks along the South West Coast Path, nearby beaches including Fishcombe Cove and Churston Cove, and the stunning Berry Head Nature Reserve are all within easy reach. The property is also well placed for local schools, supermarkets and bus services, while the neighbouring towns of Paignton, Torquay and Dartmouth are readily accessible, making this an excellent location for families, retirees and professionals alike.



GROUND FLOOR
104.8 sq.m. (1128 sq.ft.) approx.



1ST FLOOR
27.7 sq.m. (299 sq.ft.) approx.



TOTAL FLOOR AREA : 132.5 sq.m. (1427 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: C

COUNCIL TAX BAND: D

AGENTS NOTES: The Ofcom website indicates that standard, superfast and ultrafast broadband is available and that mobile performance is as follows EE 82% / VODAPHONE 82% / O2 74% / THREE 71%

VIEWINGS ARRANGEMENTS

Strictly by appointment through Eric Lloyd & Co

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