



13 Harbour View Close, Brixham, TQ5 8HZ

**Eric Lloyd**  
&Co.

## £239,950 Freehold



Set in a peaceful and sought-after residential area close to Furzesham Green, Harbour View Close offers a wonderful opportunity to acquire a **TWO BEDROOM REVERSE-LEVEL TERRACED HOUSE** enjoying delightful views between the rooftops across the outer harbour and out to sea. The property offers versatile accommodation, a **SINGLE LOCK UP GARAGE**, and a private rear garden – all within easy walking distance of the town centre, harbour, and coastal paths.

The entrance is approached via a small vestibule leading into the hallway. On this level, you'll find the two bedrooms and the shower room. The single bedroom is positioned at the front of the property and features multiple fitted storage cupboards, along with useful worktop surfaces and units, making it ideal as a guest room, home office, or hobby space. The main double bedroom is situated to the rear, offering generous proportions and direct access to the back garden through a glazed door. There is also a handy built-in cupboard beneath the stairs, providing additional storage.

The shower room is neatly fitted with modern wall panelling, a walk-in shower, W.C., and pedestal basin, creating a bright and easy-to-maintain space.

Stairs lead up to the first floor, where the open-plan living area takes full advantage of the elevated position. The lounge enjoys beautiful views between the rooftops down towards Brixham's outer harbour and the sea beyond, with ample room for seating and a warm, light-filled atmosphere. This flows naturally into the kitchen/dining area, which is fitted with a range of units topped with roll-edge worktops and includes space for a range of white goods as well as a dining table and chairs.

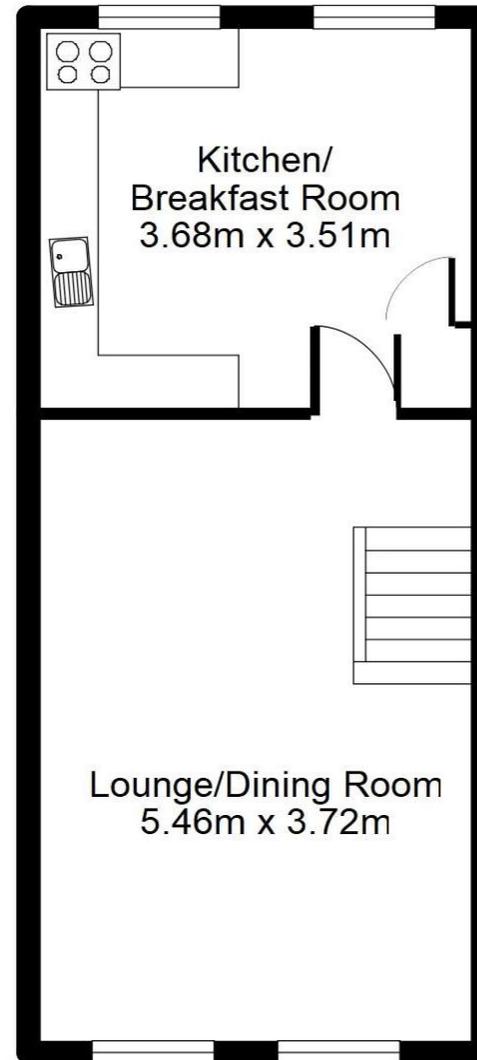
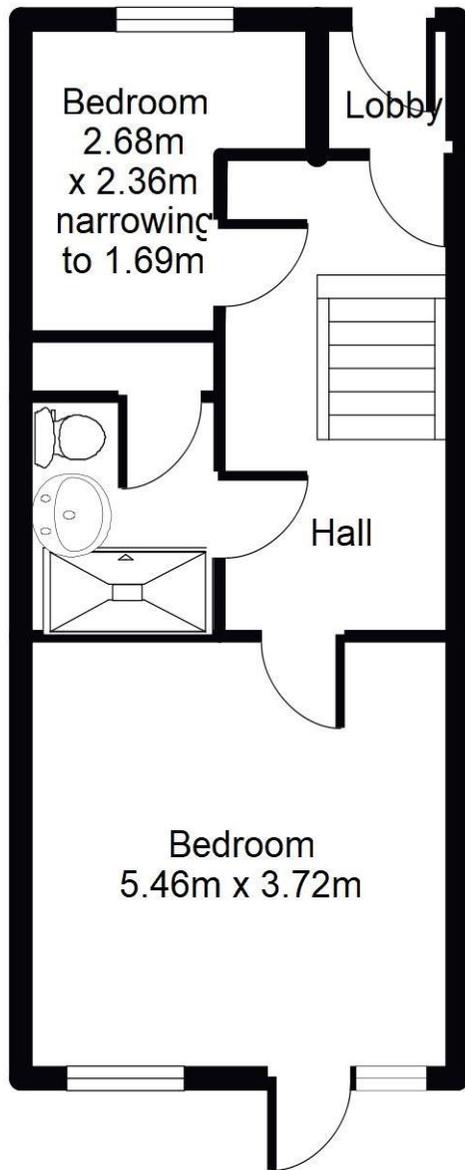
While the property has been well cared for, it would now benefit from a degree of updating, allowing buyers to add their own style and flair.

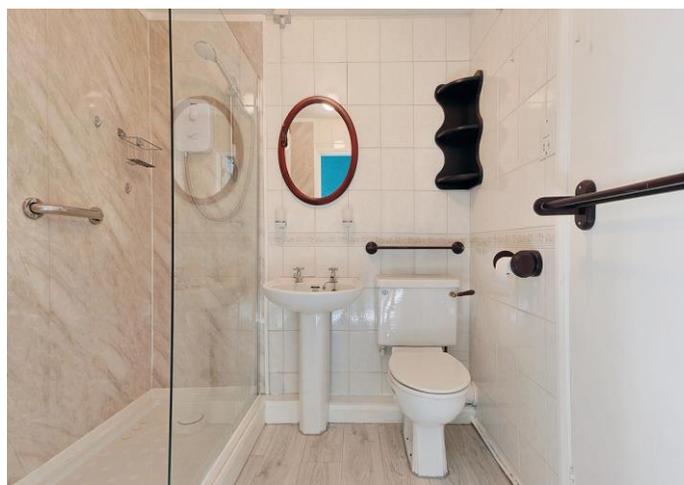
Externally, the rear garden features a patio area, providing a pleasant outdoor space to relax and enjoy the sunshine. A single garage is located in an adjacent block, offering secure parking or useful storage.

Harbour View Close is ideally located just a stone's throw from Furzesham Green, with Fishcombe Cove and the South West Coast Path nearby. A bus stop is within easy reach, and Brixham's town centre and harbour are less than half a mile away, providing a great selection of shops, cafés, and restaurants.

Offered with **NO ONWARD CHAIN**, 13 Harbour View Close is perfect as a permanent home, investment, or holiday retreat, combining comfort, convenience, and a highly desirable coastal outlook.







ENERGY PERFORMANCE RATING: D

COUNCIL TAX BAND: B

AGENTS NOTES: The property has a mains electric, water and drainage connection. However, no gas supply. The heating is via electric night storage heaters. The Ofcom website indicates that broadband and mobile phone reception are available at this address.

#### 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, Broadsands TQ4 6LE  
churston@ericlloyd.co.uk

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