



Lytes Road, Brixham, TQ5 9SN

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£315,000 Freehold

Situated in a highly convenient and family-friendly location, Lytes Road presents an excellent opportunity to acquire a spacious and thoughtfully **EXTENDED THREE BEDROOM SEMI-DETACHED HOME**.

Deceptively generous in size, the property has been significantly enhanced to create a superb family home, combining practical living space with a bright and welcoming atmosphere throughout. The accommodation is particularly impressive on the ground floor, where a substantial rear extension has transformed the home into an ideal space for modern family living.

The heart of the property is the modern expansive kitchen and dining room, providing an excellent environment for both everyday life and entertaining. This versatile space enjoys plenty of natural light and offers direct access to the rear garden, seamlessly connecting indoor and outdoor living.

To the front of the property, the comfortable lounge provides a cosy retreat, while a useful cloakroom/W.C and separate utility room add valuable practicality for busy households. Upstairs, the first floor comprises three well-proportioned bedrooms, all offering comfortable accommodation for families, couples or those working from home.

The family bathroom is fitted with a distinctive sunken bath with shower over, creating a relaxing space to unwind at the end of the day.

Externally, a generous driveway provides ample off-road parking and extends along the side of the house, offering additional convenience and potential for further storage. A neatly maintained lawn enhances the front approach, while to the rear, the enclosed southerly facing enclosed garden enjoys sunshine throughout much of the day. Designed with ease of maintenance in mind, the garden features a substantial timber deck, ideal for outdoor dining and entertaining, alongside attractively landscaped areas and a useful garden shed.

Further benefits include gas-fired central heating, uPVC double glazing throughout and a level position that is increasingly sought after within Brixham.

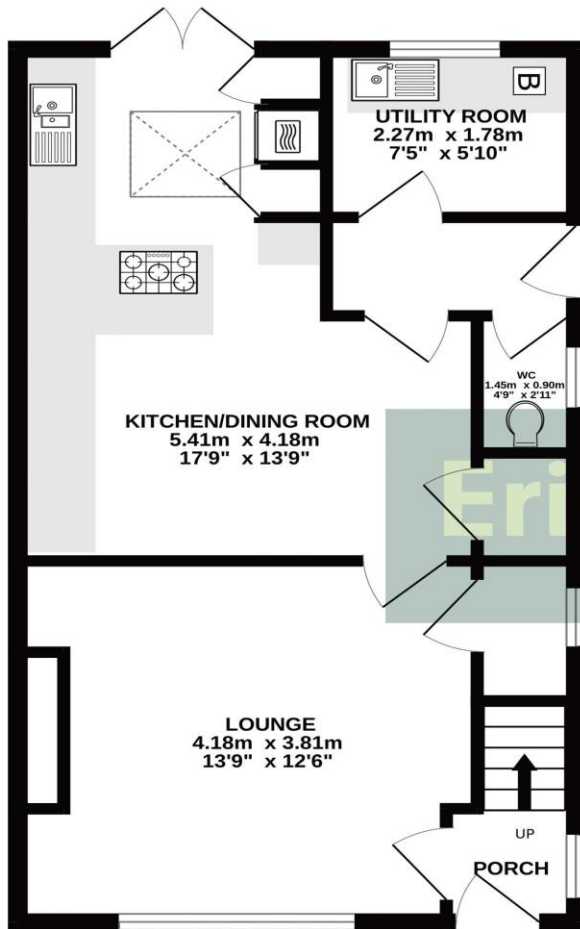
Lytes Road enjoys an excellent location, perfectly placed for families and those seeking easy access to local amenities. A Co-op convenience store is just around the corner for day-to-day shopping, while both primary and secondary schools are within comfortable walking distance, making the property particularly appealing to growing families.

Brixham town centre can be reached on foot or bus offering a vibrant selection of independent shops, cafes restaurants and the bustling harbour. For those who enjoy the outdoors, the spectacular coastal walks and nature reserve at Berry Head are also close by, providing breathtaking scenery and access to the South West Coast Path.

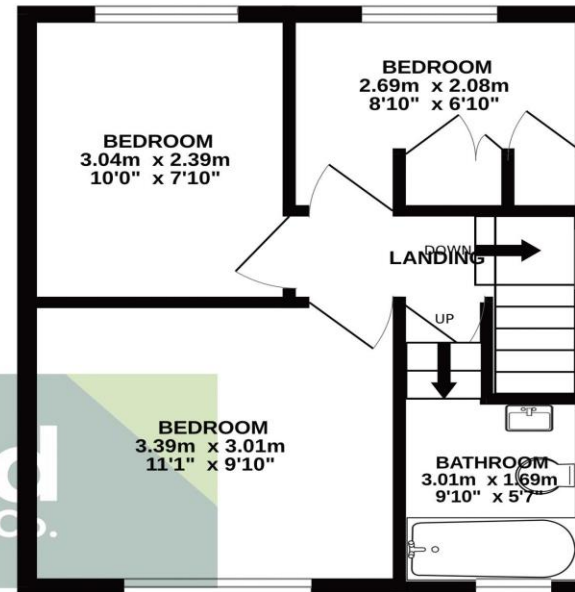
Combining generous accommodation, a desirable south-facing garden and an exceptionally convenient location, this is a home perfectly suited to modern family living.



GROUND FLOOR
46.8 sq.m. (504 sq.ft.) approx.



1ST FLOOR
30.8 sq.m. (331 sq.ft.) approx.



TOTAL FLOOR AREA : 77.6 sq.m. (835 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: B

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%. The property is connected to all mains services.

VIEWINGS ARRANGEMENTS

Strictly by appointment through Eric Lloyd & Co

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