Huccaby Close, Brixham, TQ5 0RJ

EricLloyd &Co.

£565,000 Freehold

Situated within the highly sought-after Brixham Heights development, this **THREE BEDROOM DETACHED BUNGALOW** occupies a peaceful and private position within an exclusive cul-de-sac. Offering spacious, well-planned accommodation, a **DOUBLE GARAGE**, generous driveway parking and good size front and rear gardens, this attractive home combines comfort, practicality and excellent energy efficiency, making it an ideal choice for those seeking single-level living in a desirable residential location.

The property enjoys excellent kerb appeal with a large frontage providing ample off-road parking for numerous vehicles, together with access to the detached double garage. The front and rear gardens are predominantly laid to lawn, complemented by mature shrubs, specimen trees and established planting, creating a private outdoor environment ideal for relaxing or entertaining.

A welcoming L-shaped entrance hall provides access to all principal rooms and features a useful double linen cupboard housing the Worcester combination boiler, for domestic heating and hot water supply which was newly installed in 2025. A pull-down ladder leads to the substantial, partly boarded loft, offering excellent additional storage potential. The generously proportioned 'L' shaped Lounge/Dining Room enjoys a pleasant outlook to the front and rear and centres around an attractive stone fireplace with fitted gas fire, creating a warm and inviting living space. Adjoining the lounge is the dining area, which comfortably accommodates a family-sized dining table and chairs. Patio doors open into the conservatory, a delightful room overlooking the rear garden and providing an ideal spot to enjoy the peaceful surroundings throughout the year.

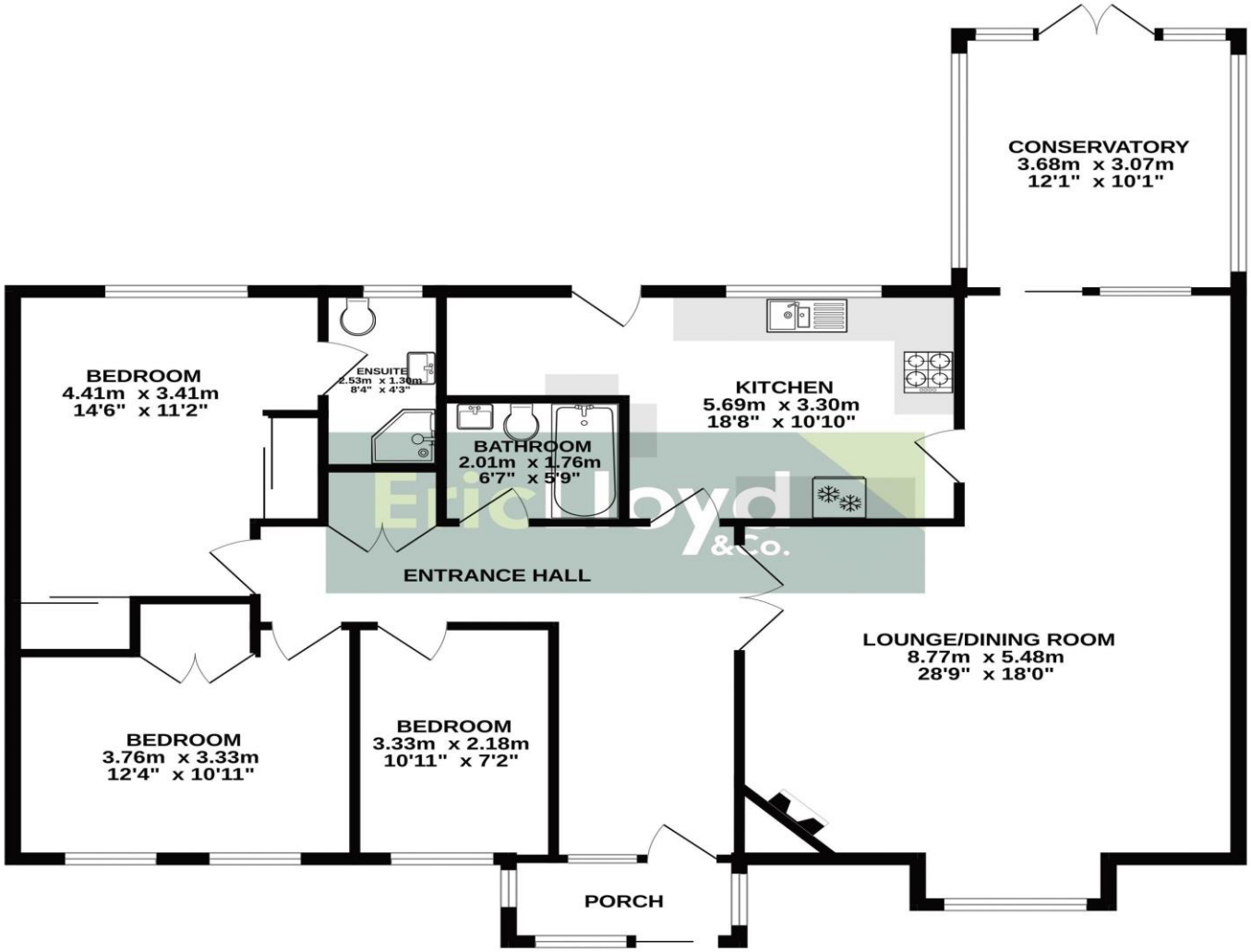
The kitchen is fitted with a comprehensive range of wood-effect wall and base units with roll-edge work surfaces and a practical breakfast bar. Included within the sale are a freestanding electric cooker, Bosch dishwasher and integrated larder fridge, while there is also space and plumbing for a washing machine. A door and window provide direct access to the rear garden.

The principal bedroom benefits from built-in wardrobes together with a private en-suite shower room/W.C. Bedroom two is another spacious double room with built-in wardrobe, while bedroom three offers flexibility as a comfortable single bedroom, home office or hobby room. The accommodation is completed by a bathroom/W.C.

A notable feature of the property is its exceptional energy performance. Awarded an impressive Energy Performance Certificate rating of B, the bungalow benefits from solar panels installed on the rear roof slope, generating a valuable feed-in tariff while helping to reduce ongoing electricity costs.

Brixham Heights is regarded as one of Brixham's most desirable residential locations, appreciated for its peaceful surroundings, attractive homes and convenient access to local amenities. The bustling harbour, marina, waterfront restaurants, independent shops and coastal walks are all within easy reach, while excellent transport links connect to Paignton, Torbay and the wider South Devon coastline. Combining a tranquil setting with generous accommodation and outstanding efficiency, Huccaby Close presents a rare opportunity to acquire a superb detached bungalow in one of Brixham's premier residential addresses.

GROUND FLOOR
124.7 sq.m. (1343 sq.ft.) approx.



TOTAL FLOOR AREA : 124.7 sq.m. (1343 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.
Made with Metropix ©2026

ENERGY PERFORMANCE RATING: B

COUNCIL TAX BAND: F

AGENTS NOTES: The Ofcom website indicates that standard and superfast 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

01803 852773
42 Fore Street, Brixham, TQ5 8DZ
brixham@ericlloyd.co.uk

01803 844466
6 Churston Broadway, Broadsands TQ4 6LE
churston@ericlloyd.co.uk

EricLloyd &Co.

Eric Lloyd & Co wish to advise prospective purchasers that we have not checked the services or appliances. The sales particulars have been prepared as a guide only; any floor-plan or map is for illustrative purposes only. Eric Lloyd & Co, for themselves and for the vendors or lessors of this property whose agents they are give notice that: the particulars have been produced in good faith; do not constitute any part of a contract; no person in the employment of Eric Lloyd & Co has any authority to make or give any representation of warranty in relation to this property. Please be aware we may receive an introductory fee on recommendations for professional services.