
Summer Lane, Brixham, TQ5 0DL
EricLloyd





£499,950 Freehold

Set within an exceptionally large, sloping plot and enjoying a wonderfully private feel, this **FOUR BEDROOM DETACHED PROPERTY** is a much-loved family home that combines generous living space with breathtaking views across rolling countryside and distant sea glimpses. With a sunny south-facing aspect, this property makes the very most of its elevated position, offering light-filled interiors and superb outdoor areas perfectly positioned to soak up the outlook.

The approach immediately sets the tone. A long private driveway leads up to a parking area and a large detached garage, complete with additional storage located on a higher terrace. From here, a walkway guides you to the front door.

Inside, the spacious entrance hall is currently utilised as a dining area, featuring attractive wooden floorboards and providing a warm and welcoming first impression. The lounge is positioned at the front of the property and is a particularly impressive space, flooded with natural light from a stunning corner picture window that frames the far-reaching views. A central log burner adds both character and comfort, making this an inviting room in all seasons.

The kitchen is fitted with off white units and stone-effect worktops, with a built-in electric oven and hob. There is space for a dishwasher, under-counter fridge, and ample room for a freestanding fridge freezer if desired. To the rear, a separate utility room is accessed via the back door along the patio. This is a highly practical space with a sink and room for laundry appliances and a freezer, and is notably dog-friendly.

A further inner hall connects three bedrooms and the main bathroom. The principal bedroom is a spacious double with a dual aspect and fitted cupboards. Bedroom two is another generous room, while bedroom three is ideal as a guest room or home office. The bathroom includes a bath with electric shower over, pedestal basin and W.C.

The fourth bedroom is a fantastic bonus, located beneath the lounge and accessed via an external path. This spacious double room benefits from an en-suite W.C and basin, making it ideal for older children, visiting relatives, or even home working. There is also access to under-house storage where the gas boiler is housed.

Outside, the grounds are a real highlight. The property sits within an incredibly spacious plot, with a large grassed area to the front and a feature raised deck and patio adjacent to the house, perfectly positioned to enjoy the sunshine and spectacular views. There is further driveway parking and an additional area to the rear, previously used as dog kennels.

Despite its peaceful and quiet setting, the property offers easy access by car into Brixham town, with a bus route passing the door and the closest shop located at St Marys Square. This is a rare opportunity to acquire a beautifully positioned home that has been cherished for many years, offering space, privacy, a truly stunning outlook along with massess of potential.

Approx Gross Internal Area
152 sq m / 1637 sq ft



Lower Floor
Approx 20 sq m / 220 sq ft

Ground Floor
Approx 101 sq m / 1084 sq ft

Garage
Approx 31 sq m / 333 sq ft

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: D

COUNCIL TAX BAND: E

AGENTS NOTES: The property is on all mains services. Broadband is 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

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.