



Pine Close, Brixham, TQ5 0DJ

Eric Lloyd
&Co.

www.ericlloyd.co.uk

£290,000 Freehold

Located away in a cul-de-sac setting, Pine Close offers an exceptional opportunity to acquire a beautifully presented TWO BEDROOM SEMI DETACHED BUNGALOW in the ever-popular coastal town of Brixham.

Thoughtfully improved and meticulously maintained by the current owner, the property combines comfort, practicality, and charm in equal measure, making it ideal for downsizers, retirees, or those seeking a low-maintenance coastal retreat.

Internally, the accommodation is both welcoming and well presented. The lounge is a particularly inviting space, benefitting from a large front-facing window. The lounge has many features including an attractive fireplace, complete with a fitted woodburner, built-in television recess, and bespoke shelving, creating a cosy yet contemporary focal point.

The kitchen is well-appointed with a range of cream-fronted wall and base units, complemented by contrasting black worktops. Integrated appliances include a dishwasher, eye-level electric oven, and induction hob with extractor hood, while additional space is provided for a fridge/freezer and washing machine. A composite stable door leads through to a useful rear porch.

Both bedrooms are comfortable doubles, each fitted with wardrobes, while the shower room is finished to a good standard, featuring a generous double shower enclosure, modern two-drawer vanity unit, and close-coupled W.C.

The property further benefits from double glazing and electric underfloor heating, ensuring year-round comfort and efficiency.

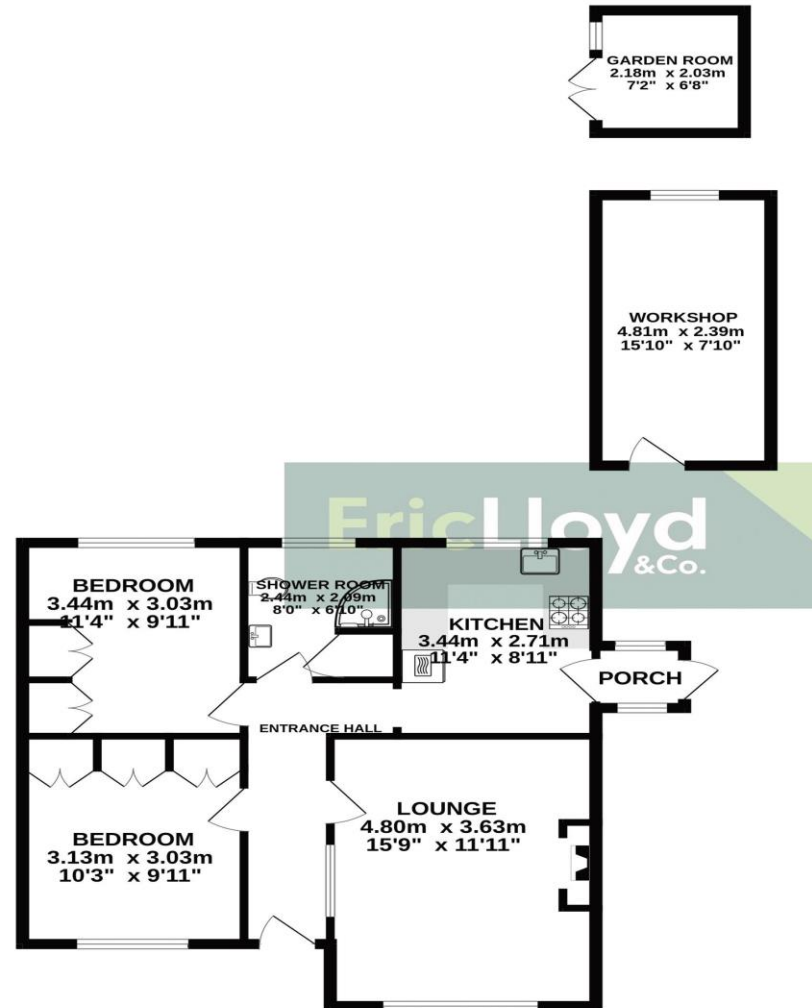
Externally, the bungalow continues to impress. The front elevation has been enhanced with attractive cladding, while the landscaped garden features a variety of shrubs, specimen trees, and palms, creating a striking first impression. A driveway provides ample off-road parking and leads to a carport, with the original garage now repurposed as a highly practical workshop complete with light, power, and fitted shelving.

The rear garden is a true highlight—landscaped and designed for both relaxation and entertaining. A central pergola draped in mature wisteria creates a stunning focal point, complemented by trellising adorned with climbing plants, shaped flowerbeds host a diverse selection of shrubs and ornamental trees, while a charming summerhouse occupies a corner, perfect for enjoying the surroundings.

Situated on the English Riviera, Brixham is a picturesque harbour town renowned for its colourful cottages, bustling marina, and strong maritime heritage. Residents enjoy easy access to scenic coastal walks, including the nearby South West Coast Path, as well as a range of independent shops, cafes, and restaurants centred around the historic harbour. The town also offers good local amenities, healthcare facilities, and transport links to neighbouring towns such as Paignton and Torquay, making it both a practical and highly desirable place to live.



GROUND FLOOR
77.1 sq.m. (830 sq.ft.) approx.



TOTAL FLOOR AREA : 77.1 sq.m. (830 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: F COUNCIL TAX BAND: C

AGENTS NOTES: : The Ofcom website indicates that standard, superfast and ultrafast broadband is available and that mobile performance is as follows: VODAPHONE 82% / EE 80% / THREE 73% / O2 70%

VIEWINGS ARRANGEMENTS

Strictly by appointment through Eric Lloyd & Co

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