



Northfields Lane, Brixham, TQ5 8RS

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£295,000 Freehold



Situated in a quiet residential location within approximately one mile of Brixham town centre and harbour, this well-presented **THREE BEDROOM END OF TERRACE HOUSE** enjoys a lovely open aspect across the rooftops of Brixham, with views extending towards Southdown Hills and St Mary's Church. The property is offered for sale with **NO ONWARD CHAIN**, providing an excellent opportunity for those looking for a home with considerable potential.

The property is approached via a beautifully maintained front garden, with steps rising through the garden to the front door. On entering, the hallway provides useful under-stairs storage and leads through to the main living accommodation.

The lounge and dining room are arranged as two adjoining rooms with double doors between them, creating a versatile and sociable space. Both rooms feature stone-effect fireplaces and chimney breasts, while the front room benefits from a bay window overlooking the garden and enjoying a wonderful open outlook across Brixham.

To the rear is the existing kitchen area, fitted with a fixed unit and stainless-steel sink. This leads into a rear extension, which offers exciting potential for creating a larger kitchen, dining space or integrating the accommodation further into the house. Wiring is already in place ready for the installation of a new kitchen, and a uPVC rear door provides direct access onto the garden. Adjacent to this is a toilet with tiled floor, accessed via an external UPVC door from the rear garden.

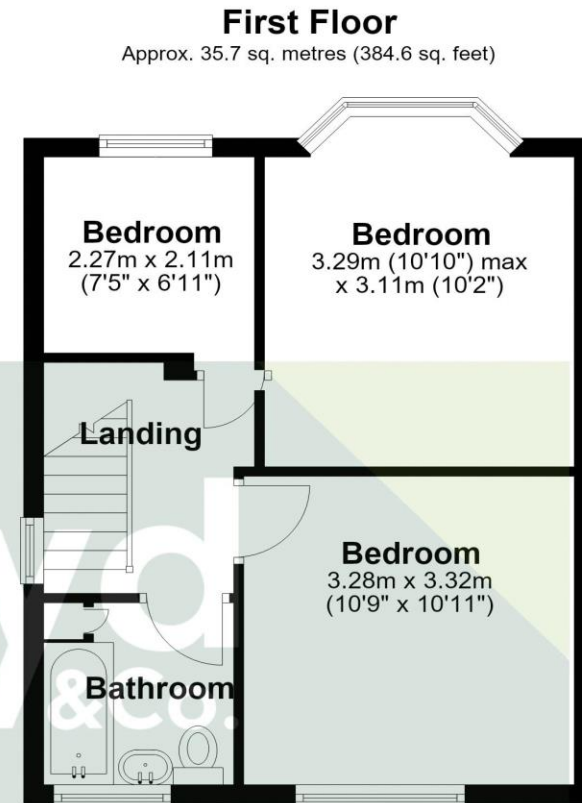
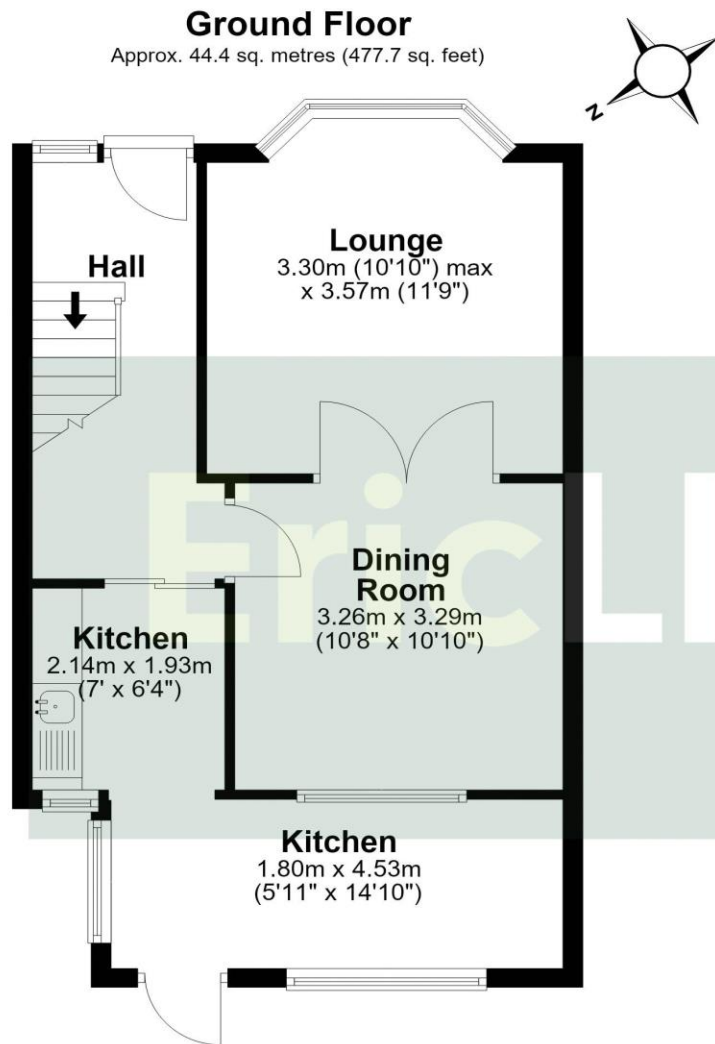
Upstairs are three bedrooms and the family bathroom. The principal bedroom is a double with views over the rear garden. The second bedroom is a similarly generous room with a bay window overlooking the front garden and arguably enjoying the finest views within the property, taking in the rooftops of Brixham, the Southdown Hills and St Mary's Church in the distance. The third bedroom is smaller but provides a useful additional bedroom, study or hobby room, again enjoying the attractive front outlook.

The family bathroom comprises a bath with shower over, pedestal wash basin and close-coupled WC.

Outside, the rear garden is particularly appealing, beginning with a block-paved patio immediately adjoining the house before rising through a series of gentle terraces. At the upper level is a substantial parking area, accessed via a private lane, providing valuable off-road parking.

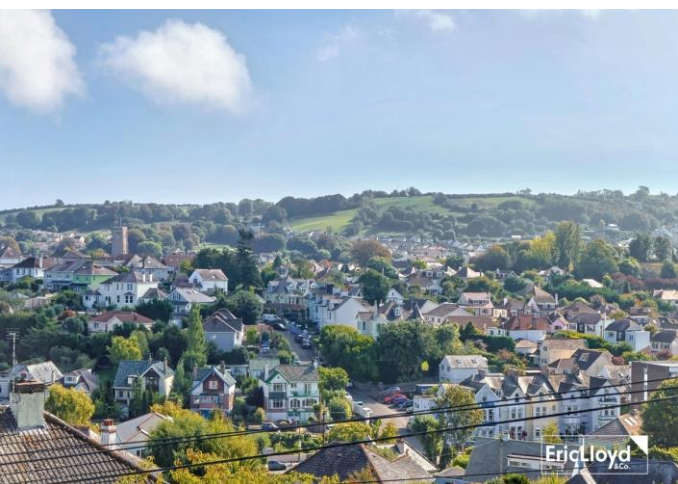
The loft is boarded and offers an impressive amount of additional storage, with potential for conversion to further accommodation, subject to the necessary planning permissions and building regulations. The property has no mains gas supply and is heated via electric night storage heaters.

With its excellent views, gardens, parking, three bedrooms and scope to modernise and



Total area: approx. 80.1 sq. metres (862.3 sq. feet)

This floorplan is only for illustration purposes and measurements of rooms and locations of doors, windows, etc are approximate and no responsibility is taken for any errors or omissions
Plan produced using PlanUp.



ENERGY PERFORMANCE RATING: E

COUNCIL TAX BAND: B

AGENTS NOTES: This property is on mains water, drainage and electric, however there is no gas connection. The Ofcom website indicates that broadband and mobile 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, Breadsands TQ4 6LE
churston@ericlloyd.co.uk

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