



The Hayes, Churston Ferrers, Brixham, TQ5 0JB

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## £345,000 Freehold



Situated at The Hayes, Churston Road, Churston this well-presented three-bedroom family home occupies an enviable position in the heart of Churston, enjoying a delightful semi-rural outlook over the surrounding area.

The property combines a contemporary, modern interior with a welcoming village setting, making it ideal for families or those seeking a balance of comfort, style, and location.

From the outset, the home makes a strong first impression with ample off-road parking to the front and attractive front and rear gardens.

An open entrance porch provides plenty of practical space for coats and shoes and features stylish wood-effect flooring, which continues seamlessly throughout the ground floor, enhancing the sense of flow and cohesion.

The dual-aspect lounge is a bright and inviting space, perfect for both everyday living and entertaining. French doors open directly onto a rear patio seating area, creating an easy connection between indoor and outdoor living. A charming fireplace recess adds character and provides a natural focal point to the room, while the dual aspect ensures excellent natural light throughout the day.

At the heart of the home is the superb kitchen/dining room, finished to a high standard with pale grey modern units complemented by contrasting worktops. The kitchen is well equipped with a stainless-steel sink and drainer, a built-in double oven and grill, an induction hob with cooker hood above, and integrated fridge/freezer and dishwasher. There is space and plumbing for a washing machine, a television point, and ample room for a dining table, making this a highly functional and sociable area. An understairs cupboard provides additional storage, while French doors lead out to the patio seating area and rear garden, further enhancing the indoor-outdoor flow.

To the first floor are three well-proportioned bedrooms, two with built in wardrobe/cupboards, all enjoying pleasant semi-rural views that reinforce the homes peaceful setting. The accommodation is completed by a modern, contemporary shower room/W.C, fitted with a double walk in shower, close-coupled W.C, and a vanity cupboard with inset washbasin, finished in a clean and stylish design.

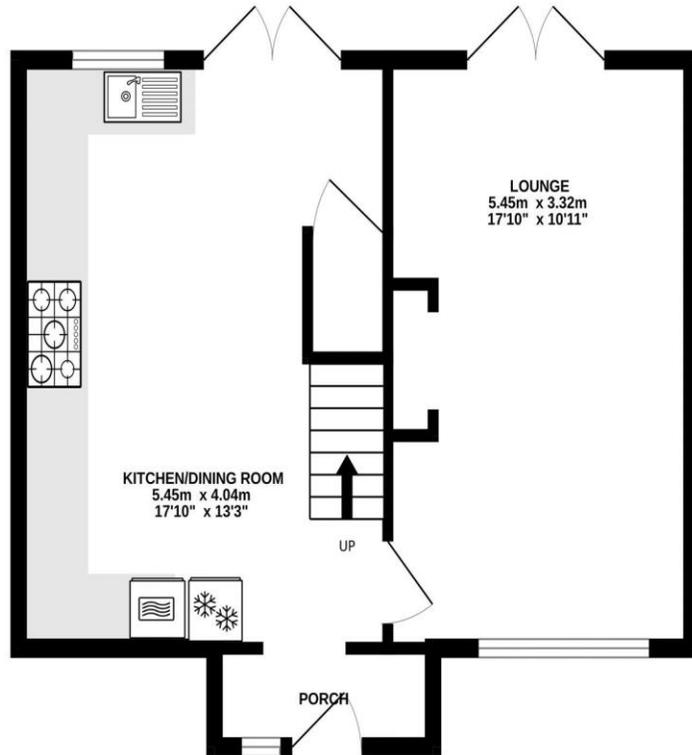
The rear garden enjoys a sunny aspect and is thoughtfully arranged with seating areas, a lawn, and well-stocked flowerbeds, providing colour and interest throughout the seasons. A large garden shed offers power and lighting, as well as plumbing for a washing machine, making it a versatile space for storage, hobbies, or potential home working. Additional benefits include double glazing and gas-fired central heating via a combination boiler located in the loft space.

Overall, this is a beautifully presented family home offering modern living, generous outdoor space, and an appealing semi-rural outlook in a sought-after village location yet close to amenities and highly regarded primary and grammar schools.

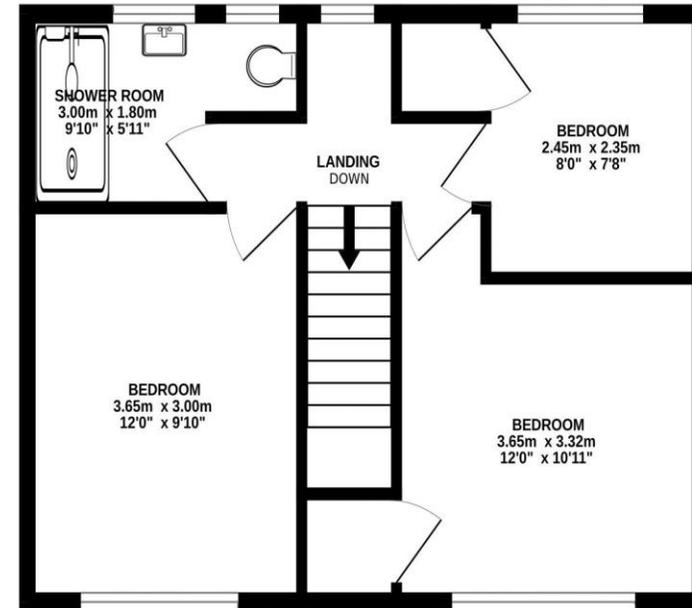
The picturesque coastal footpath, elberry cove and broadsands beach are also within walking distance. A regular bus service at the end of Churston Road connects to the bustling fishing port of Brixham and sea side town of Paignton.



GROUND FLOOR  
42.3 sq.m. (455 sq.ft.) approx.



1ST FLOOR  
40.1 sq.m. (432 sq.ft.) approx.



TOTAL FLOOR AREA : 82.4 sq.m. (887 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: C

COUNCIL TAX BAND: C

AGENTS NOTES: The Ofcom website indicates that standard and ultrafast broadband is available and that mobile performance is as follows: VODAPHONE 81% /THREE 78% /EE 77% / o2 64%

#### VIEWINGS ARRANGEMENTS

Strictly by appointment through Eric Lloyd & Co

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