



Raddicombe Drive, Brixham, TQ5 0EZ



## £295,000 Freehold

A **TWO BEDROOM SEMI DETACHED BUNGALOW**, ideally positioned on the semi-rural fringe of Brixham, the property benefits from convenient transport links located at the end of the road, providing easy access to Kingswear and the historic Port of Dartmouth, and Brixham with its pretty waterfront and town centre which lies approximately two miles away.

The bungalow itself offers comfortable and thoughtfully arranged accommodation. The main living space is a generously sized lounge featuring an attractive fire surround and a Dimplex log burner-effect electric fire with remote control, creating a cosy focal point.

Leading directly from the lounge is the kitchen, fitted with a range of wood-effect wall and base units complemented by contrasting worktops. There is an inset one-and-a-half bowl stainless steel sink and drainer, alongside a built-in Bosch double oven and grill along with an electric hob with cooker hood to side. An under-counter fridge, freezer, and dishwasher, are all included in the sale. There is also additional space and plumbing available for a washing machine.

To the rear of the property, a superb uPVC-framed double-glazed conservatory provides an excellent additional reception space. Currently arranged as a dining room, it enjoys pleasant views over the garden and offers a bright and relaxing environment throughout the year. The property features two double bedrooms, both situated at the front aspect. One is currently arranged as a bedroom and office, complete with a fitted workspace, making it ideal for home working. The second bedroom benefits from a comprehensive range of fitted wardrobes and over-bed storage cupboards.

The wet room is spacious and practical, designed with accessibility in mind. It includes a walk-in shower area with a fitted seat, an independent electric shower, low-level WC, and washbasin. A useful linen and storage cupboard is also located within the property.

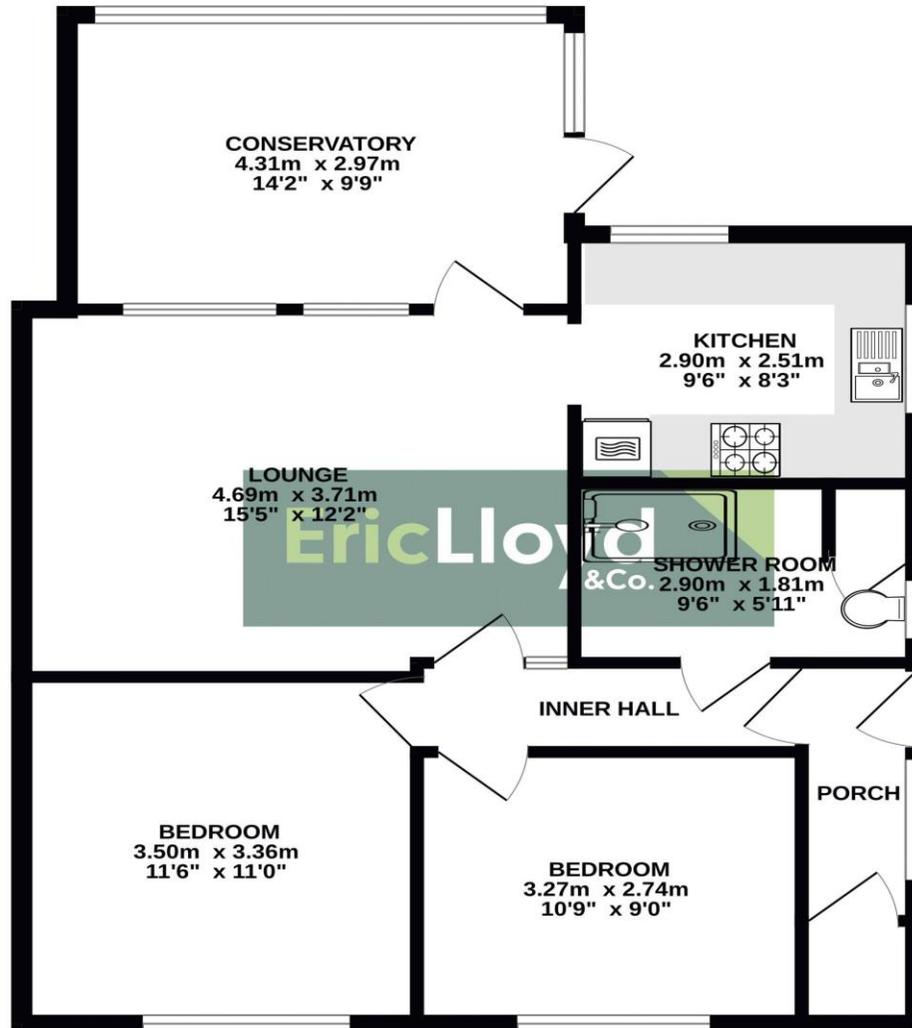
Externally a shared driveway leads to a single garage equipped with an electrically operated up-and-over door. Additional parking is available to the front on a block-paved hardstanding.

The front garden is attractively landscaped with inset palms, while the rear garden is private, enjoys a sunny aspect, and has been designed for ease of maintenance with wheelchair-friendly access. Features include a large decked seating area with pergola and a summerhouse at the end of the garden, complete with power and lighting.

Further benefits include double glazing, electric heating via Dimplex storage and panel heaters, solar panels to the rear roof with battery storage and various disability adaptations such as step-free access and widened doorways, enhancing the property's accessibility and appeal. Internal viewing is recommended.



GROUND FLOOR  
69.7 sq.m. (750 sq.ft.) approx.



TOTAL FLOOR AREA : 69.7 sq.m. (750 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 superfast broadband is available and that mobile performance is as follows: VODAPHONE 82% /EE 80% /THREE 73% / o2 70% Please note there is no mains gas available in this area. The bungalow benefits from solar panels at the rear.

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

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