



Marina Close, Brixham, TQ5 9BN

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£265,000 Freehold

A well-presented TWO BEDROOM LINKED BUNGALOW situated in the highly favoured Wall Park area of Brixham, an established residential location prized for its convenience and proximity to some of the towns most attractive amenities.

The property is within comfortable walking distance of Berry Head Country Park, Breakwater Beach and Shoalstone Pool, as well as Brixhams bustling town centre and picturesque waterfront, offering an excellent balance of coastal living and everyday practicality.

A regular bus service runs along Wall Park Road, providing easy access around the town and beyond.

The bungalow has been thoughtfully refurbished by the current vendors during their ownership and now offers a comfortable, modern home with the benefit of double glazing, electric heating and recently installed solar panels, enhancing energy efficiency and reducing running costs.

Accommodation is arranged on one level and begins with a generous entrance porch, which includes a storage/ meter cupboard and large utility cupboard housing the Gledhill hot water cylinder. This space also provides plumbing and space for a washing machine and a vented tumble dryer, keeping practical appliances neatly tucked away. From here, the property opens into a spacious and light lounge/dining room, featuring a double-glazed window to the front and a double-glazed stable door that leads out to the rear garden, creating a pleasant connection between indoor and outdoor living.

Leading off the lounge is a contemporary fitted kitchen, finished with sleek white gloss units complemented by contrasting worktops and slate-coloured tiled flooring. The kitchen is well equipped with an integral dishwasher, built-in electric oven, electric hob with cooker hood over, and space for a fridge/freezer. A useful shelved pantry cupboard provides additional storage, and a double-glazed window to the front allows for plenty of natural light. An inner hall leads to the sleeping accommodation and bathroom.

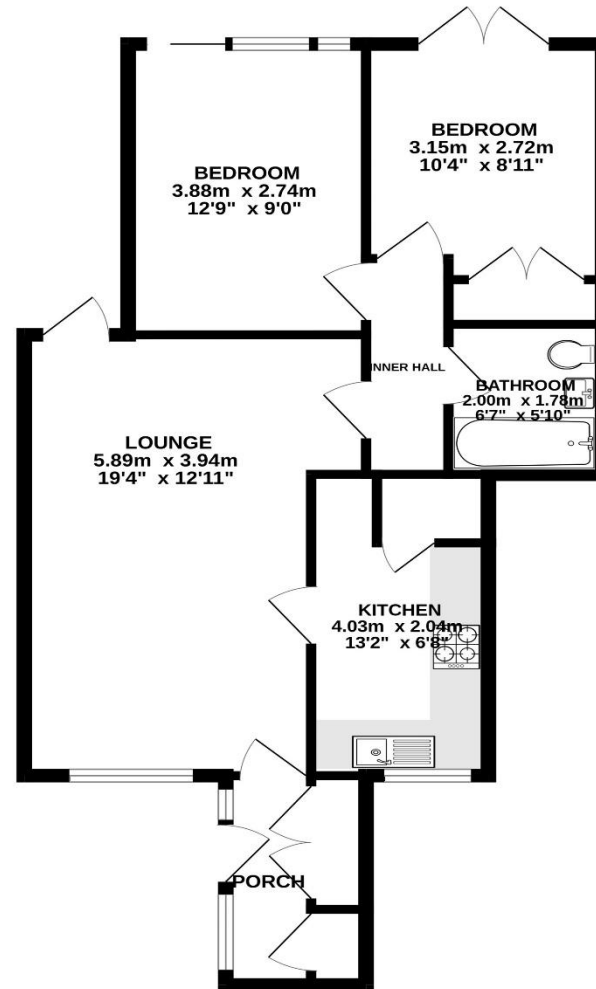
The main bedroom is a generous double, fitted with wardrobes along one wall and benefiting from both a double-glazed window and a sliding patio door that opens directly onto the rear garden. Bedroom two is a smaller double room with built in double wardrobe and also enjoys French doors leading out to the garden, making it ideal as a guest room or home office. The modern bathroom is fitted with a white suite comprising a bath with shower over and side screen, low-level W.C and pedestal washbasin, finished in a clean and contemporary style.

Outside, the front and rear gardens have been landscaped for ease of maintenance. The rear garden is of a good size and enjoys a sunny southerly aspect, making it an ideal space for relaxing or entertaining.

Parking is available on a first come, first served basis within the nearby parking area. Overall, this refurbished bungalow offers an attractive and low-maintenance home in a sought-after coastal location.



GROUND FLOOR
59.7 sq.m. (642 sq.ft.) approx.



TOTAL FLOOR AREA : 59.7 sq.m. (642 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: TBC

COUNCIL TAX BAND: B

AGENTS NOTES: The Ofcom website indicates that standard, superfast 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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