



Copythorne Park, Brixham, TQ5 8PR



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£325,000 Freehold



Occupying a level plot within the peaceful and well-regarded cul-de-sac of Copythorne Park, just off North Boundary Road, this well-presented **TWO BEDROOM SEMI-DETACHED BUNGALOW** offers comfortable single-level living in a convenient and sought-after Brixham location. The property lies approximately a mile from Brixham's vibrant town centre and picturesque harbour, while also being within easy walking distance of the handy local shop on Cambridge Road. For those who enjoy coastal and countryside walks, the beautiful Fishcombe Cove can be reached on foot in one direction, while the charming village of Churston lies in the other, offering scenic routes and access to the wider South Devon coastline.

The property has been thoughtfully extended to enhance the living accommodation, creating bright and spacious interiors that are well suited to both everyday living and entertaining. At the heart of the home is the impressive extended lounge/dining room, a generous dual-purpose space with plenty of room for both relaxation and dining. Natural light flows into the room through double opening French doors, which lead directly out to the rear garden and create a seamless connection between the indoor and outdoor spaces during warmer months.

The modern fitted kitchen has also been extended, resulting in a notably spacious and practical room. Stylish units provide ample storage and worktop space, while a convenient breakfast bar offers a casual dining spot or sociable place to gather while cooking. The layout makes the kitchen both functional and inviting, ideal for daily use. The matching freestanding Welsh dresser style unit will be included in the sale, along with the washing machine and dish washer.

There are two well-proportioned bedrooms, both offering comfortable accommodation. The principal bedroom benefits from free-standing wardrobes, providing excellent storage and helping maintain a clean and uncluttered feel. The second bedroom could equally serve as a guest room, study or hobby room depending on requirements.

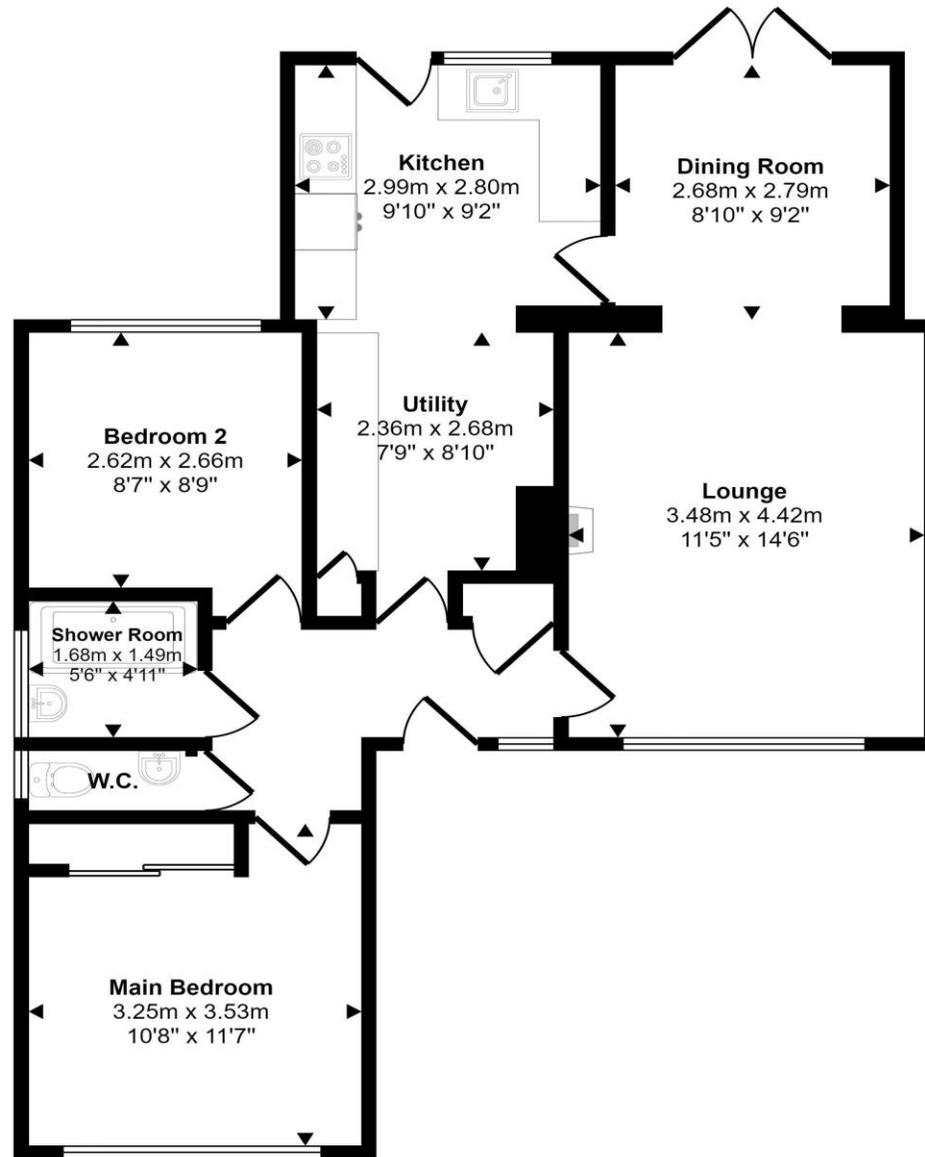
The property includes a modern shower room fitted with a large walk-in shower, designed for both comfort and accessibility, along with the added practicality of a separate W.C.

Outside, the bungalow continues to impress. To the front, a private driveway provides parking for multiple vehicles, an increasingly valuable feature. The rear garden enjoys a sunny southerly aspect, making it a pleasant space to relax throughout the day. The garden is mainly laid to lawn with a central seating area, providing a perfect setting for outdoor dining, gardening or simply enjoying the sunshine.

Offered to the market with **NO ONWARD CHAIN**, this attractive bungalow presents an excellent opportunity for those seeking a well-located home with spacious accommodation and appealing outdoor space in one of Brixham's established residential areas.



Approx Gross Internal Area
70 sq m / 756 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



ENERGY PERFORMANCE RATING: D

COUNCIL TAX BAND: C

AGENTS NOTES: This property is on all mains services. The Ofcom website indicates that broadband and mobile phone reception are available at this address.

VIEWINGS ARRANGEMENTS

Strictly by appointment through Eric Lloyd & Co

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