



Westfield Close, Brixham, TQ5 0ED

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£220,000

Located in a quiet pedestrian walkway, this **THREE BEDROOM END OF TERRACE HOUSE** home offers generous accommodation, attractive gardens, and a highly convenient position within this popular residential area.

The property is offered with **NO ONWARD CHAIN**, with huge potential for improvement making it an appealing option for a wide range of buyers including families, first-time purchasers, or those seeking a straightforward move.

The house benefits from an end-of-terrace position and enjoys a larger-than-average enclosed front garden, which is mainly laid to lawn with established flower borders. This space provides an attractive approach to the property as well as a useful and secure outdoor area, ideal for children, pets, or simply enjoying the southerly aspect.

Upon entering the property, there is a good-sized entrance hall, the hall includes two useful storage and coat cupboards, providing excellent practicality for everyday living, as well as a ground floor Cloakroom with W.C. The lounge is positioned to the front of the house and features a full-height window, allowing plenty of natural light to flood the room while enjoying the pleasant southerly outlook across the front garden.

To the rear of the property is a spacious kitchen/dining room, well suited to family life and entertaining. The kitchen is fitted with a range of wall and base cupboards with complementary worktops and a stainless steel sink and drainer. There is a built-in double oven with hob and cooker hood over, along with space for a fridge and a family-sized dining table and chairs. Leading from the hallway is a useful utility room, providing additional space for white goods and storage, with both a window and a door giving access to the rear garden.

On the first floor, the accommodation comprises three generous bedrooms, one enjoying a pleasant outlook to the rear towards St Marys Church. The family bathroom features a bath as well as a separate shower enclosure, offering flexibility for modern living.

Externally, the rear garden has been landscaped and is again enclosed, creating a private and low-maintenance outdoor space. It features two terrace areas, ideal for seating and outdoor dining, and includes a rear access gate leading to a pathway, providing convenient access.

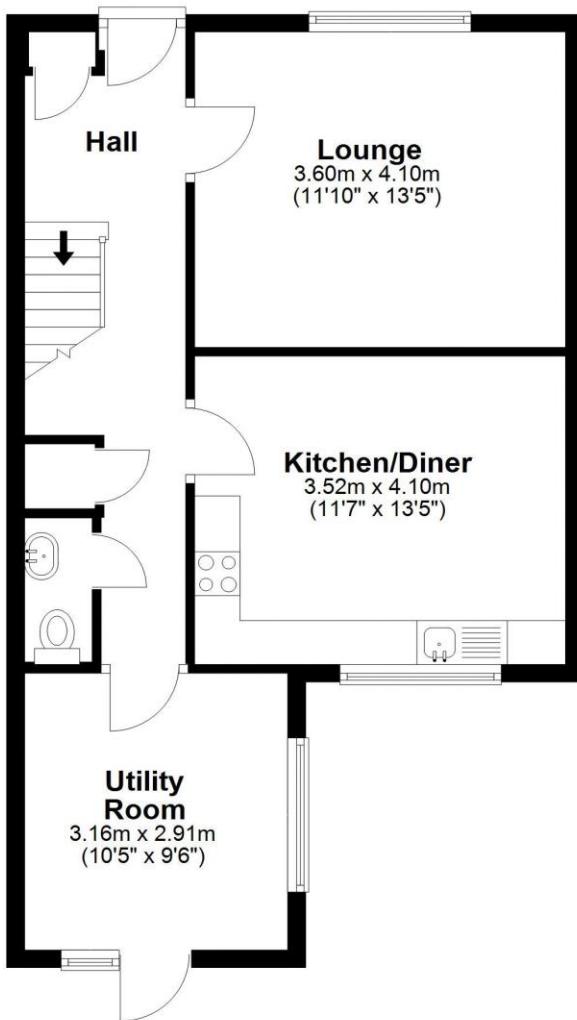
The property is fully double glazed and benefits from electric night storage heaters on the ground floor, with panel heaters on the first floor. Ample street parking is available nearby.

The amenities at St Marys Square, including a shop, pub, and takeaways, along with local schools, are all within walking distance, while Brixham town centre and harbour are approximately one mile away, offering a wide range of shops, restaurants, and coastal attractions. Overall the house offers spacious, well-planned accommodation in a peaceful yet convenient location, making it a highly attractive home in the heart of Brixham.



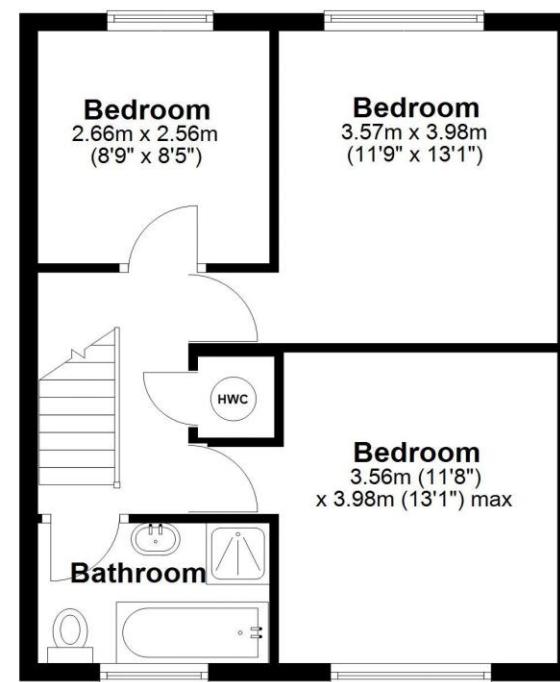
## Ground Floor

Approx. 52.7 sq. metres (567.4 sq. feet)



## First Floor

Approx. 41.5 sq. metres (447.2 sq. feet)



Total area: approx. 94.3 sq. metres (1014.6 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: 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% /02 64%

#### VIEWINGS ARRANGEMENTS

Strictly by appointment through Eric Lloyd & Co

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