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**Eden Park, Brixham, TQ5 9LS**

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**£325,000 Freehold**

**“A detached three bedroom family sized home located near schools and local amenities”**

Set within a well-regarded residential area of Brixham, Eden Park presents a fantastic opportunity to acquire a **DETACHED THREE BEDROOM FAMILY HOUSE** offered to the market with **NO ONWARD CHAIN**.

The property enjoys a pleasant outlook, generous internal proportions, and a sunny rear garden, making it an ideal choice for families, downsizers, or those seeking a comfortable coastal home with space to grow.

The accommodation is spacious and well arranged. On the ground floor, the welcoming entrance hall creates an immediate sense of space and practicality, with a convenient cloakroom/W.C. for guests. From the hallway there is an integral door providing internal access to the attached garage, ideal for storage, hobbies, or secure parking. Doors also lead through to the main living areas. To the front of the property is a good-sized kitchen, fitted with a comprehensive range of wood-effect wall and base cupboards offering ample storage. The kitchen includes a fitted oven and gas hob, with space available for additional appliances.

There is also room for a breakfast table, making this a sociable and functional space for everyday living.

To the rear, the generous lounge/dining room provides a light and airy setting, perfect for both relaxing and entertaining. This versatile space flows into a UPVC double-glazed conservatory, which enhances the sense of openness and brings the garden into the home. The conservatory enjoys a super outlook over the rear garden and benefits from attractive views across to St Marys Church and higher Brixham, adding character and a sense of place.

On the first floor, the property continues to impress with three generous bedrooms, all offering comfortable proportions and flexibility for family use, guests, or home working. Completing the upstairs accommodation is a large family bathroom, providing ample space for modern family needs.

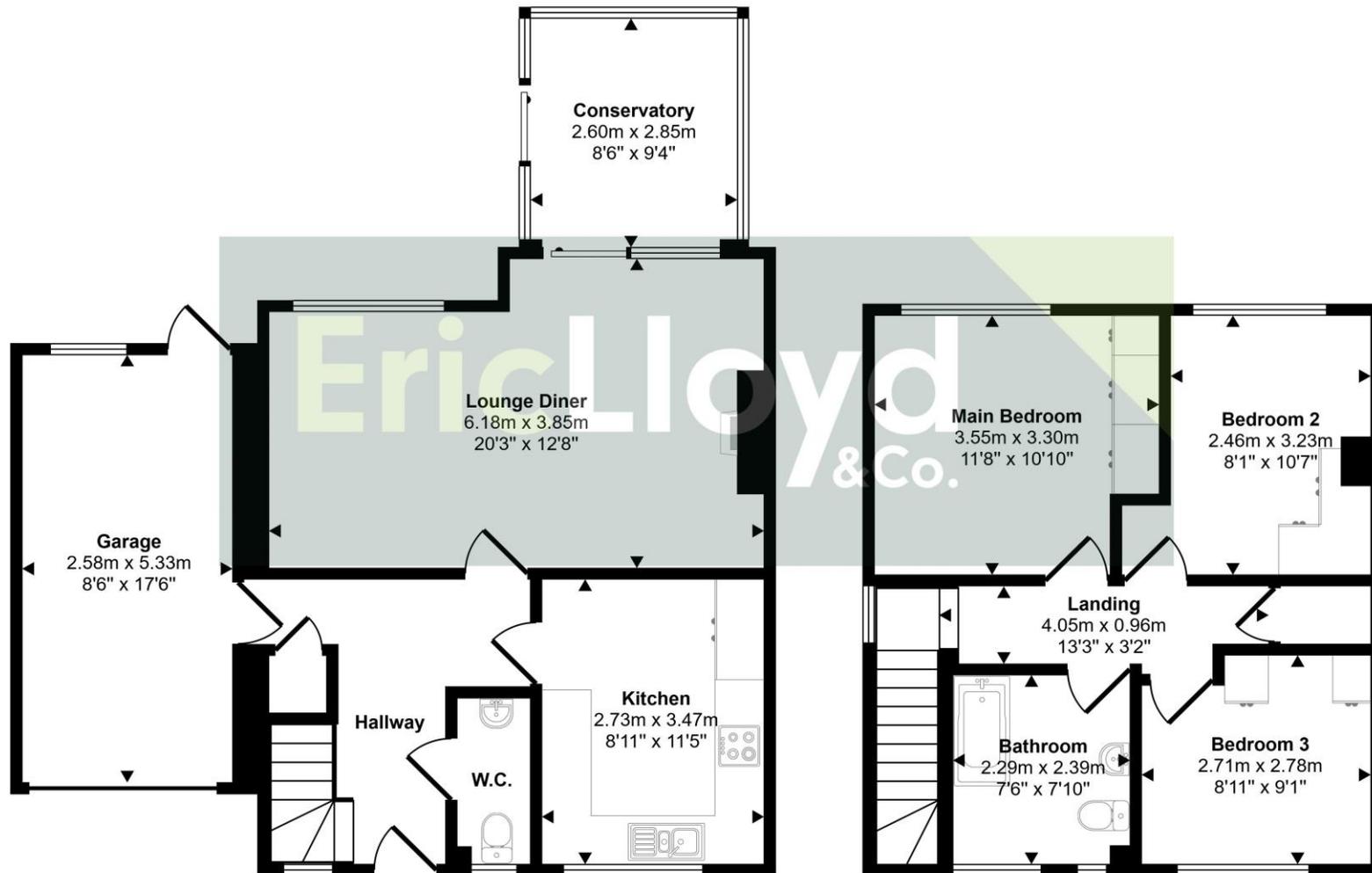
Outside, the property benefits from driveway parking to the front, with scope to create additional parking if desired by adapting the low-maintenance front garden. The attached garage further enhances the practicality of the home.

To the rear is a particularly appealing, sunny garden, designed for ease of maintenance and enjoyment. It features seating areas ideal for outdoor dining, an artificial grassed lawn, a summerhouse, and well-established shrubs that provide privacy and colour throughout the seasons.

With its spacious accommodation, pleasant outlook, and excellent outdoor space, this well-located detached home offers a superb lifestyle opportunity in a popular part of Brixham.



Approx Gross Internal Area  
111 sq m / 1190 sq ft



Ground Floor  
Approx 68 sq m / 730 sq ft

First Floor  
Approx 43 sq m / 460 sq ft

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: D

AGENTS NOTES: The Ofcom website indicates that standard, superfast and ultrafast broadband is available and that mobile performance is as follows: VODAPHONE 82% /EE 80% /THREE 73% / o2 70%

#### VIEWINGS ARRANGEMENTS

Strictly by appointment through Eric Lloyd & Co

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