



Mount Pleasant Road, Brixham, Devon, TQ5 9RP  
Freehold House - Mid-Terrace  
£282,500

**boyce**brixham

email [property@ljboyce.co.uk](mailto:property@ljboyce.co.uk) call 01803 852 736

A Victorian limestone/constructed cottage situated in the delightful town centre of Brixham. It has been beautifully renovated throughout and is deceptively spacious. Currently used as a successful holiday let, the property is situated right in the heart of Brixham, just a moments walk down Cavern Steps / Shiners Steps / St Peter's Hill into the bustling town centre, harbour and waterfront. There is a fantastic variety of shops, bars, cafés and restaurants in this prolific fishing port

The stylish and open ground floor space benefits from two reception rooms which open through into the large kitchen and have access onto the rear garden. From the entrance hall there are stairs rising to the first floor where you will find a large living room which is double aspect, two bedrooms and family bathroom. The master bedroom on the second floor has a vaulted ceiling giving it a light and airy feel, with plenty of storage. There is another double bedroom and a shower room on this level.

Outside is a delightful garden which has a peaceful and relaxing feel, with an entertaining space to the bottom. This space could also be split up to create off road parking, but still have a courtyard to enjoy.



- Spacious Home/Holiday let
- 4 Bedrooms
- Light & Airy Open Plan Living Spaces
- Walkable To Town Centre

- Stylishly Modernised
- Great Outside Space
- Potential For Parking
- Furniture Available By Separate Negotiation



Council Tax Band: C  
Map reference: E3



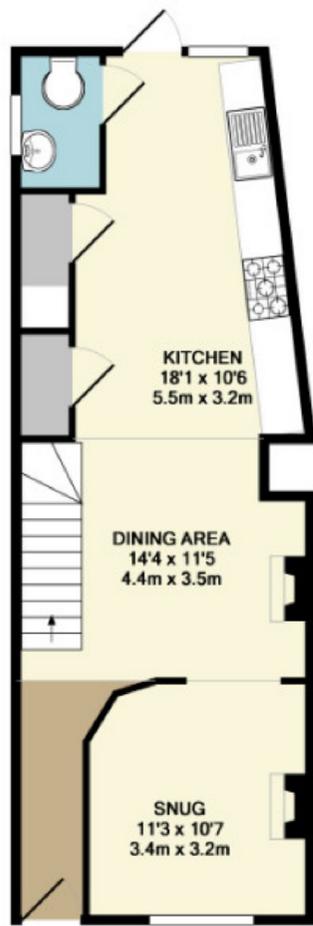
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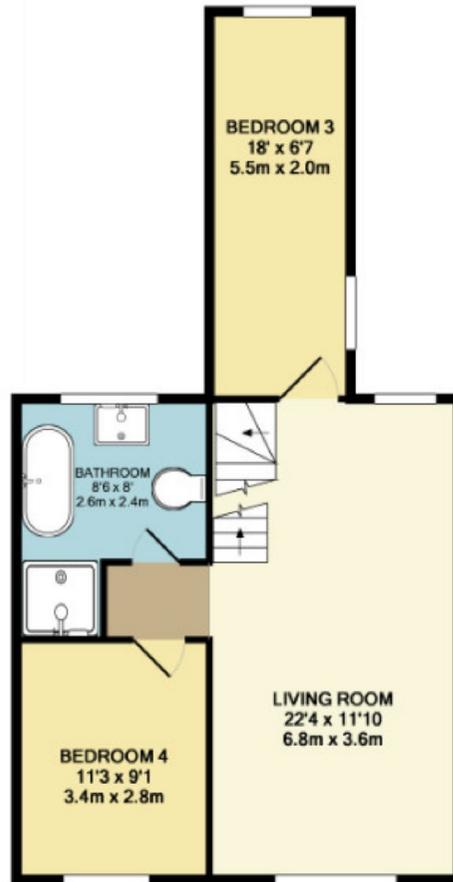


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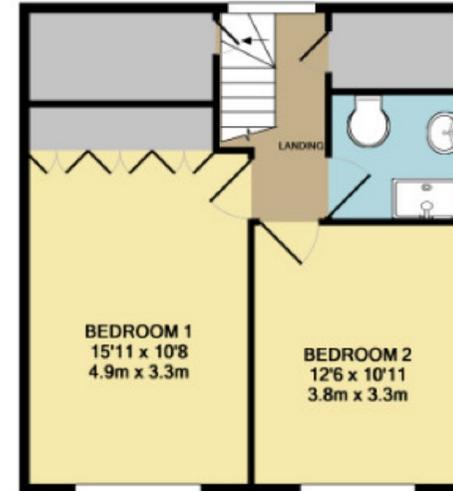
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GROUND FLOOR  
APPROX. FLOOR  
AREA 539 SQ.FT.  
(50.0 SQ.M.)

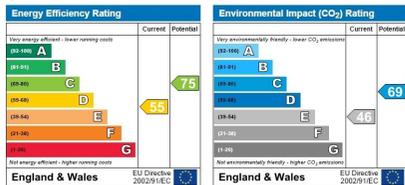


1ST FLOOR  
APPROX. FLOOR  
AREA 590 SQ.FT.  
(54.8 SQ.M.)



2ND FLOOR  
APPROX. FLOOR  
AREA 470 SQ.FT.  
(43.6 SQ.M.)

**Current EPC Rating: D**



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Please note floorplans are to be used as a guide only. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of the property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from their solicitor. You are advised to check the availability of this property before travelling distance to view.

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