



6 Horsepool Street, St Marys, Brixham, Devon, TQ5 9LD
Freehold House
£199,950

boycebrixham
email property@ljboyce.co.uk call 01803 852736

A fantastic opportunity to purchase a spacious property in a popular Brixham location, St Mary's Village. This house has excellent refurbishment potential and with an imaginative / creative eye, the property could be reinstated into a superb family home or perhaps separated into two properties / flats (subject to all the usual local planning consents etc). The property has been in long-term family ownership and is now in need of improvement works.

The cottage is located close to the historic St. Mary's Parish Church and St. Mary's Square. Brixham town centre and harbour are approximately 3/4 of a mile away and there is easy access in and out of Brixham via Monksbridge Road.

Just around the corner are very useful local shops at St. Mary's Square including a Spar with sub post office, hairdressers, pub, Indian and Chinese takeaways. St. Mary's Park with various recreational amenities is also a short walk away. Within a mile radius are many beautiful coastal walks including Sharkham Point, Berry Head Country Park and the Breakwater. Whilst the property does not have it's own parking, a parking space very nearby could be rented and the general cost for this is around £45.00 per month. Street parking is also available nearby.

There are excellent room sizes throughout and then property offers plenty of versatile accommodation. There is a courtyard to the rear of the property and the added benefit of a useful wood store/shed accessed via the courtyard also.

We are pleased to offer this property with no onward chain and internal viewing is highly recommended to appreciate the potential on offer here.

Council Tax Band: B



- Superb Renovation Project
- Located In St Mary's Village
- Three Reception Rooms
- Internal Viewing Recommended

- Spacious Accommodation
- Currently Three Bedrooms
- Versatile, Adaptable Property
- ATTENTION INVESTORS!

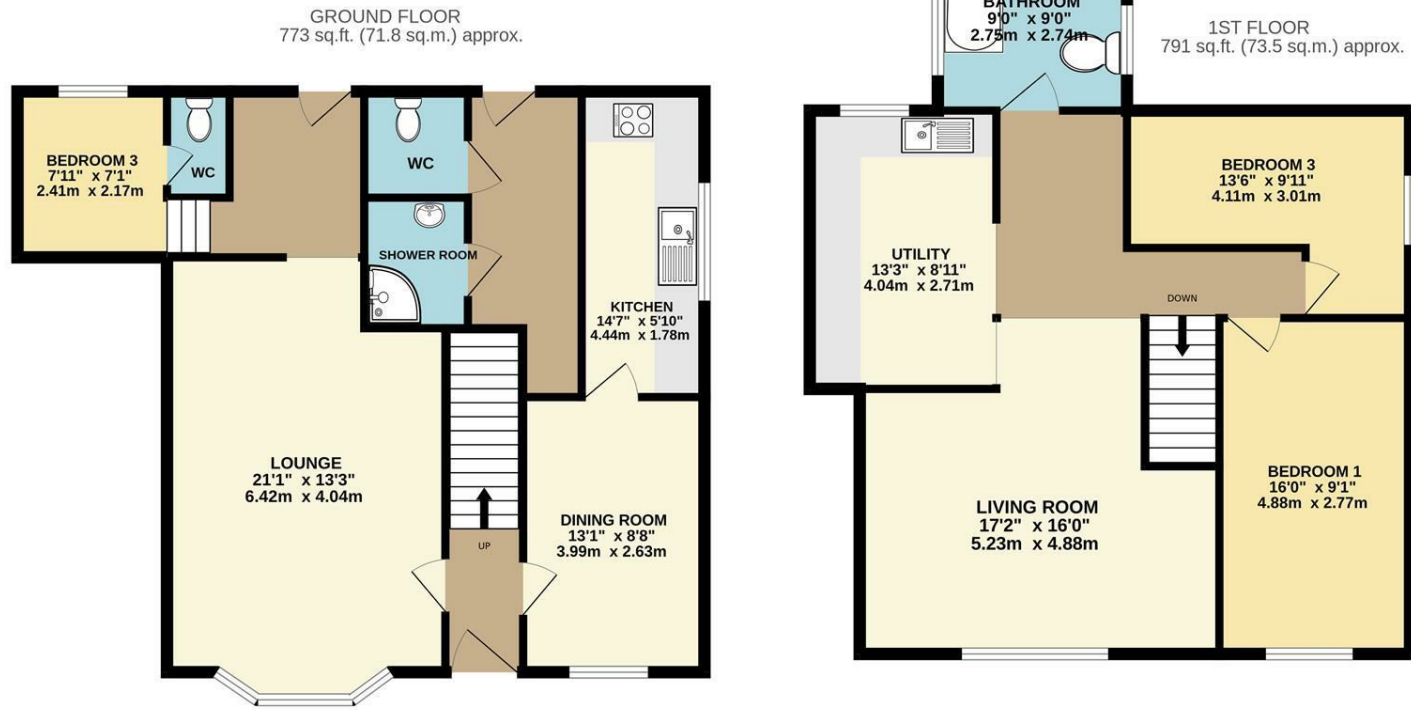


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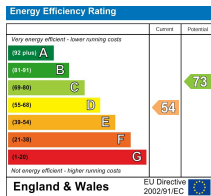
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TOTAL FLOOR AREA : 1564 sq.ft. (145.3 sq.m.) approx.

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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Current EPC Rating: E



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