



54 Burton Street, Brixham, TQ5 9JA
Freehold House - End Terrace
£289,950

boycebrixham
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An opportunity to purchase a wonderful character cottage which offers spacious living and has bags of original charm. Located in a conservation area approximately 1/2 mile from the Harbour area and town centre. With three good sized bedrooms and spacious downstairs living accommodation the property makes for a great family house. The generous sized level rear garden is a real feature being sheltered and very sunny owing to it's South Facing aspect. The property has been in long family ownership and is offered for sale with no upward chain complications.

The house has quick access in and out of Brixham (via Greenover Road) and is well positioned for walks into town or to St Marys Square with its collection of useful local shops, Church, and park. There are 3 schools within 1/3 of a mile and most amenities are within a mile radius. There are many beautiful coastal walks and beaches within two miles, and Burton Street is generally very well sited to enjoy the best of Brixham!

The property itself opens into a charming lounge reception room, with characterful fireplace and even it's own bar! The lounge opens through a well proportioned kitchen dining room spanning the full width of the rear of the property and offers a lovely light-and-bright social space enjoying a lovely outlook over the rear garden. Beyond the kitchen is a particularly large and well built conservatory which adds real versatility to the ground floor and considerably extends the living space.

Upstairs, there are three good sized bedrooms, including an impressive master bedroom with a quirky ensuite bathroom down on a mid-level. There is a family bathroom to service the rest of the property centrally located on the first floor.

Outside, to the front/side of the property, there is a very handy store/workshop which is ideal for storing bikes/motorbikes or the like. The rear garden is of particular note - a large and level space which is bathed in sunlight and has patio space (ideal for al-fresco dining) off the property with a pretty lawned area beyond. With it's South facing aspect towards the Southdown Hills, the garden is a real sun trap and enjoys the weather all day.

An unusual bonus with this property is the particular benefit of a garage and parking space located a very short walk from the property at Garrow Close - which is included in the sale. With parking a premium in this part of town, the inclusion of private parking will provide additional peace of mind for any buyer.

The property benefits from gas central heating throughout, double glazed windows and is in good condition throughout, with some minor refreshment required in time. We are also delighted to offer this property to market with NO ONWARD CHAIN.

Council Tax Band: B



- Charming Character Home
- Three Bedrooms (One Ensuite)
- Super Sunny Level Rear Garden
- Deceptive From A Roadside Glance

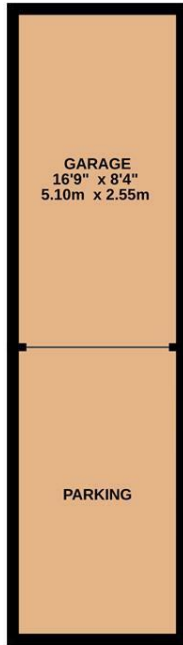
- Convenient and Central Location
- Garage & Parking Space Included
- Offered With No Onward Chain
- Heaps Of Original Charm



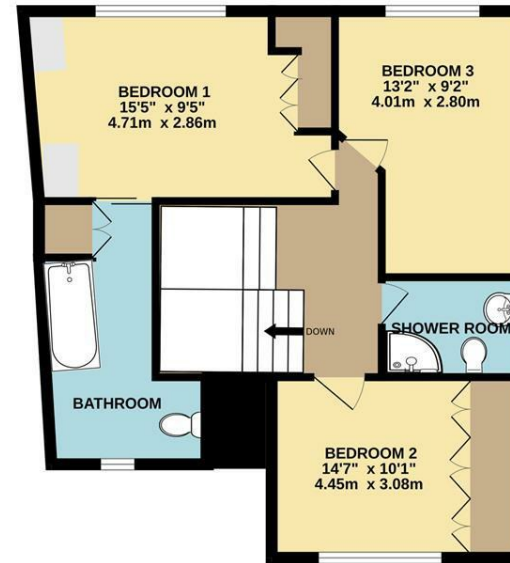


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GROUND FLOOR
913 sq.ft. (84.8 sq.m.) approx.



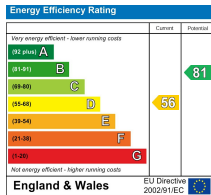
1ST FLOOR
577 sq.ft. (53.6 sq.m.) approx.



TOTAL FLOOR AREA : 1490 sq.ft. (138.5 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: D



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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