



85 North View Road, Brixham, TQ5 9TS  
Freehold House  
£475,000

**boyce**brixham  
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North View Road is located just above Brixham harbour, a perfect position to enjoy all the hustle and bustle of the town within a couple minutes walk down some of the traditional paths and steps, yet enjoys a tranquil setting where the magnificent panoramic views stretch across the town and across the whole of Torbay. At night time the port comes to life with an array of twinkling lights and the distant coastal neighbours of Paignton and Torquay light up the horizon. The property also enjoys some of the most magnificent sunsets available in the port, due to its elevated position. There is the unusual and VERY desirable benefit of PRIVATE OFF ROAD PARKING to the rear of the property and the rear steps gives easy access into the accommodation without having to walk around the terrace.

The accommodation is arranged over 3 floors with four bedrooms (two ensuite!) and a family bathroom. The ground floor opens through a traditional stable door into a large, open plan kitchen dining area - a fantastic light-and-bright social space enjoying the incredible harbour views and is perfect for entertaining. The kitchen is arranged in a 'U' shape with high quality worktops and plenty of cupboard space. Integrated appliances throughout and laid to a neutral and durable flooring underfoot. To the rear of the ground floor there is a good size double bedroom (with en suite bathroom with shower and built in wardrobes) and access out to the rear steps.

On the first floor, via an impressive oak staircase is the spectacular living room - dominated by some of the best views in South Devon, the room boasts a particularly large picture window to the front - making the most of the stunning vista. Another double bedroom (or hobby room/home office if required) is set to the rear of the property, again with access out to the parking space.

The second floor is home to two further double bedrooms, including the forward, view-facing master suite. With an en-suite shower room, built-in dressing area and some of the best possible 'bed views' you could imagine! A luxurious space to enjoy a lazy Sunday morning! There is also a family shower room on the second floor, effectively serving the other bedroom as an ensuite.

Outside, as well as the private parking space to the rear, there is a small front terrace which is the perfect spot for those wanting sun until late in the day and catch some incredible sunsets.

The whole property has been very well maintained throughout our vendor's tenure, and is beautifully presented throughout. There is gas central heating from a fully serviced Gloworm combi-boiler. We are delighted to offer the freehold of this property to market with NO ONWARD CHAIN.

**Council Tax Band: D**



- Four Bedrooms (Two En suite!)
- Beautifully Presented Throughout
- Private Off Road Parking
- Quintessential Brixham Address

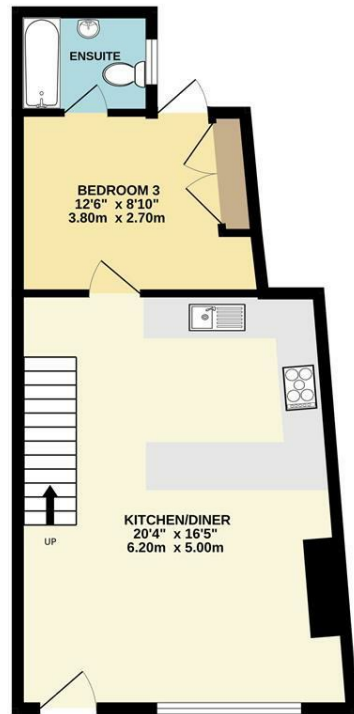
- Some Of The Best Views In South Devon
- Quality, Spacious Living Accommodation
- Two Minute Walk To Harbour
- Offered With No Onward Chain



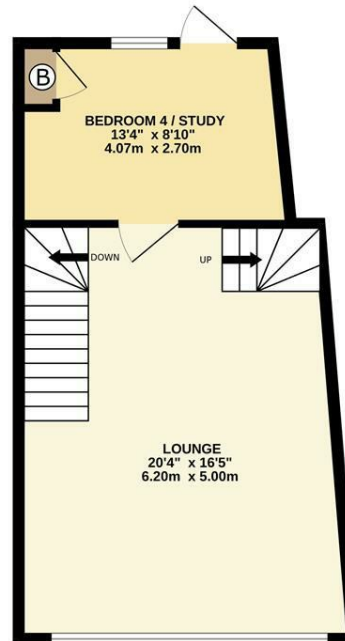


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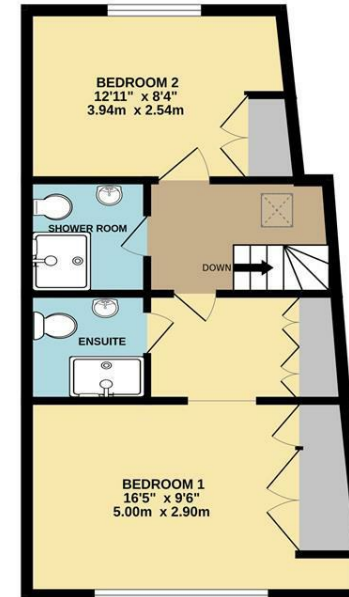
GROUND FLOOR  
444 sq.ft. (41.3 sq.m.) approx.



1ST FLOOR  
431 sq.ft. (40.1 sq.m.) approx.



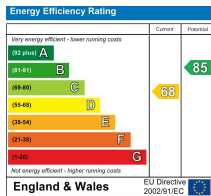
2ND FLOOR  
425 sq.ft. (39.5 sq.m.) approx.



TOTAL FLOOR AREA: 1301 sq.ft. (120.9 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



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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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