



15 Burton Street, Brixham, Devon, TQ5 9HT  
Freehold House - Semi-Detached  
£410,000

**boyce**brixham  
email [property@ljboyce.co.uk](mailto:property@ljboyce.co.uk) call 01803 852736

A very well presented and deceptively large semi-detached period house which enjoys a sunny southerly aspect and is situated about 1/2 a mile from Brixham town centre and harbourside, with it's vibrant atmosphere and abundance of shops and bars. It is also within easy striking distance of Berry Head Nature Reserve and St. Mary's Bay, both of which have direct access to the South West Coastal Path and some other lovely walks around Sharkham Point. There is a choice of schools for all age-groups all within easy walking distance, a doctor's surgery is very nearby, along with Brixham Rugby Club and Admiral indoor swimming pool, all within reasonable walking distance.

The property has been refurbished throughout and is presented to a very high standard throughout with plenty of style, yet it retains much of the period character for which these properties are so revered.

With a quirky layout split across several mid-levels, the property is very characterful with a real feeling of space. There are two excellent sized bay fronted double bedrooms on the ground floor, with a central staircase taking you to the living accommodation on the first floor. A very light and bright space with a large, bay-fronted lounge/dining room to the front and breakfast room, kitchen and family bathroom to the rear. The lounge is a very cosy room with feature stone fireplace and flows well from the the dining space before, again with a feature fireplace.

The kitchen is modern and of high quality, with a smart skylight attracting even more daylight, and opening out through french doors to the rear courtyard. The breakfast room makes for a useable, social space which is light and bright, and makes way for a characterful staircase leading up the 4th bedroom or perfect home-office/study space. The family bathroom is also off of the breakfast room - again a stylish and characterful three-piece bathroom suite. There is also a separate WC to service the living spaces. The master bedroom, also located on the first floor is a super room, a good sized double, with plenty of storage and a smart, ensuite shower room just off.

Outside, the rear courtyard is a private and very sunny space off the kitchen, with a fabulous dining /seating arrangement is a great spot for hosting a summer BBQ! There are steps down to a locked utility room/store and the carport/workshop, with access directly out to Burton Street and which our current vendor currently utilises as an additional store

If you are looking for a character home with space, which is handy for the town, we highly recommend a personal inspection of this superb family home.

**Council Tax Band: D**



- Spacious & Charming Victorian House
- Great Size Kitchen Breakfast Room
- Car Port Parking + Useful Store
- Great Central Base Near Town & Harbour

- 3/4 Bedrooms, With Master En Suite
- Fabulous Lounge & Dining Room
- Super Secluded Gardens
- Brimming With Character & Charm



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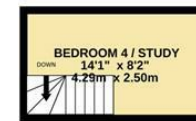
TOTAL FLOOR AREA : 1821 sq.ft. (169.2 sq.m.) approx.

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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1ST FLOOR  
1024 sq.ft. (95.1 sq.m.) approx.



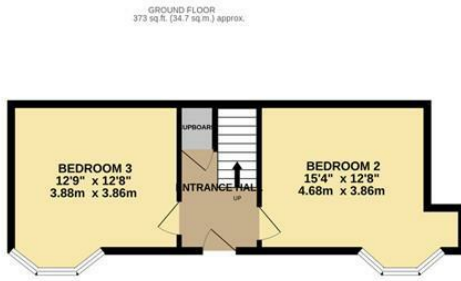
2ND FLOOR  
115 sq.ft. (10.7 sq.m.) approx.



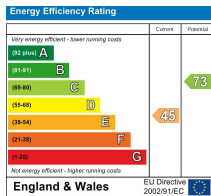
OUTSIDE  
309 sq.ft. (28.7 sq.m.) approx.



GROUND FLOOR  
373 sq.ft. (34.7 sq.m.) approx.



Current EPC Rating: E



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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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