



23 Mount Pleasant Road, Brixham, Devon, TQ5 9RP  
Freehold House - Terraced  
Price Guide £225,000

**boyce**brixham  
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Situated in the heart of the lively fishing town of Brixham, this delightful two-bedroom terrace house combines coastal living with modern comforts.

The property is just a stone's throw from Brixham's picturesque harbour and enjoys an elevated position.

Upon entering, you are welcomed into a cosy lounge with beautiful features, leading to a modern kitchen with sleek white gloss cupboard doors, creating a bright and airy atmosphere. The newly fitted family bathroom is luxurious, featuring a bathtub with a rain shower.

Upstairs, there are two double bedrooms, one with picturesque views over Brixham and the other overlooking the rear garden. A staircase leads to a versatile loft room with both front and rear outlooks, suitable for various purposes.

Externally, the property boasts a small courtyard at the back, providing a private outdoor space. At the front, there's a low-maintenance garden, perfect for entertaining or relaxation, offering a delightful setting to enjoy the surroundings.

Brixham is a charming coastal town in Devon, renowned for its picturesque harbour, colourful cottages, and maritime history. Explore the bustling fish market, stroll along the scenic waterfront, and savour fresh seafood in local eateries. With its rich maritime heritage, Brixham offers a unique blend of traditional charm and coastal beauty, making it a popular destination for visitors and a wonderful place to call home.

**Council Tax Band: B**



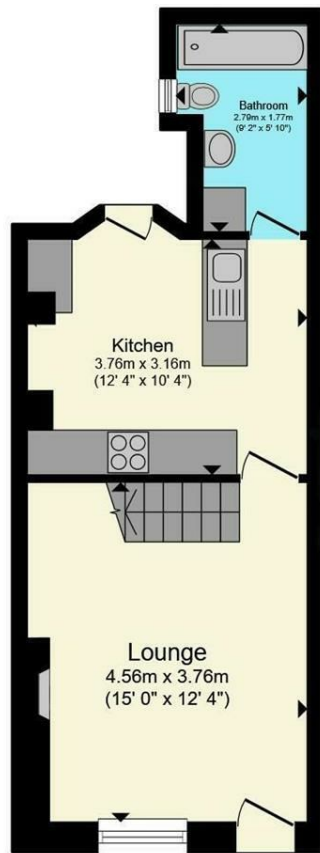
- Charming Character Cottage
- Double Glazing & Gas Central Heating
- Central & Convenient Location
- Great Second Home Or Holiday Let
- Three Double Bedrooms
- Front & Rear Outside Spaces
- Offered With No Onward Chain
- A Very Light-and-Bright Property



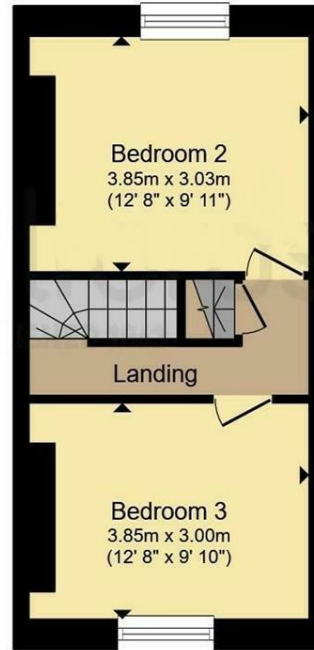
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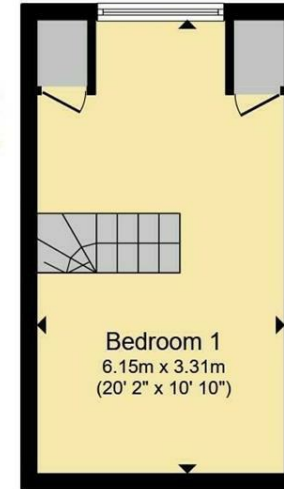
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**Ground Floor**



**First Floor**

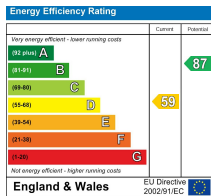


**Second Floor**

Total floor area 83.7 sq.m. (901 sq.ft.) approx

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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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