



71 Ranscombe Road, Brixham, Devon, TQ5 9UW  
Freehold House - Terraced  
Asking Price £279,950

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

Nestled in the charming coastal town of Brixham, this spacious Victorian house is positioned perfectly near the Harbour and Marina, offering an exceptional opportunity for prospective buyers. This three-story period property, owned by the same family since the 1980s, awaits a new owner to restore its character and transform it into a magnificent home. With its rich history and prime location, it serves as an ideal project for renovation, providing a unique chance to blend modern comforts with timeless elegance.

On the ground floor, you will find two reception rooms, a kitchen, and a family bathroom, offering a solid foundation for a spacious and welcoming living area. The layout is versatile and ready to be tailored to your personal taste, whether you envision an open-concept design or a traditional setting. The first floor presents a modernised shower room, a bedroom, and a current kitchen living space, highlighted by a large bay window that offers stunning views of the water. This floor's configuration allows for various possibilities, including the potential to create a luxurious master suite with a panoramic outlook.

The top floor of this Victorian gem is an expansive room with built-in storage and a balcony that provides far-reaching sea views. This space is perfect for a serene retreat, an artist's studio, or even an additional bedroom. The rear garden, designed for low maintenance, features a patio area and a higher terrace accessible from the shower room, making it an ideal spot for outdoor entertaining or a tranquil escape. The small single garage adds practicality, offering storage for paddle boards and bikes, or off-street parking for a compact car.

This property's dual arrangement as two flats provides flexibility; it can easily be converted back into a single grand residence or developed into multiple apartments for a profitable investment. The ground and first floors are ideally suited for creating a harmonious living environment, while the top floor's potential is limited only by your imagination. This home is perfect for a keen investor aiming for substantial returns, whether through the rental market or resale after development.

For those seeking a large family home to customise to their liking, or a holiday home in a picturesque location, this Victorian house is an excellent opportunity. It's fantastic location, combined with breathtaking views, ample space, outside areas and garage makes it a standout choice. The blend of historical charm and modern potential ensures that this property will not only be a rewarding project but also a cherished home for years to come.

Council Tax Bands - currently the property is Council Tax Band A for Ground Floor Flat and Council Tax Band B for First Floor Flat. However, the seller is in the process of getting the property banded as a house.

**Council Tax Band: B**



- Rare Opportunity
- Outside Spaces Including Sea View Balcony
- Small Garage For Compact Car
- 2 Spacious Reception Rooms
- Sea Views
- Near To Harbour
- 3 Good Bedrooms & 2 Bathrooms
- CHAIN FREE



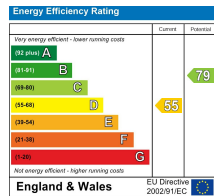


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TOTAL FLOOR AREA: 1200 sq.ft. (111.4 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken 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.  
 Made with Metroix 6/2024

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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