



8 Holborn Road, Furzeham, Brixham, Devon, TQ5 8QU  
Freehold House - Terraced  
£340,000

**boyce**brixham  
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Number 8 Holborn Road is simply a lovely family home in a great location. When you enter some properties, they have that lovely 'homely' feel that can't be described or created; this house has that feel in droves. With heaps of original charm, most of the period fireplaces have been retained, there are picture rails, dado rails, and even the kitchen has a wonderful country cottage-style finish that just works so well.

Holborn Road is a hidden gem; just off the beaten track, this charming lane has the added benefit of on street parking and enjoys very little passing traffic. The lane can be followed until it turns into the The Close with Pillar Avenue and its useful collection of shops all only a 5 minute level walk away. In the opposite direction, again only a brief 5 minute walk away, takes you to some magnificent parks with breath-taking sea views, and Battery Gardens where you can join the South West Coastal path for a leisurely stroll along the waterfront back into the Harbour area. There are also two community allotments within short walking distance.

Upon entering the property you are greeted with a good size light-and-bright lounge with a large bay window drawing in lots of natural light. Just beyond is a spacious dining room which serves well as the central hub of the home and has ample space for a full family around the table, as well as original cupboards flanking the chimney breast and understairs storage. The country kitchen can be found just beyond, complete. with a versatile sun room to the side, which opens out to the rear garden through French doors.

On the first floor are two excellent bedrooms, including the impressive master bedroom to the front (again complete with traditional bay window), and a family bathroom set to the rear of the property. Stairs rising to a great size third bedroom, with a pretty hipped-roof dormer window overlooking the woodlands and countryside to the front, and boasting a convenient ensuite shower room

The rear garden is of particular note here - a nod to the mild climates and lovely southerly aspect enjoyed with its array of colourful from well-curated plants and shrubs creating an oasis to enjoy al fresco dining with a great degree of peace and privacy not often found this close to the harbour. There is also a rear gate access beyond, and a very handy hidden garden shed.

The property enjoys gas-fired central heating throughout and wooden double-glazed windows. Internal viewing is simply a must to appreciate this lovely family home.

**Council Tax Band: C**

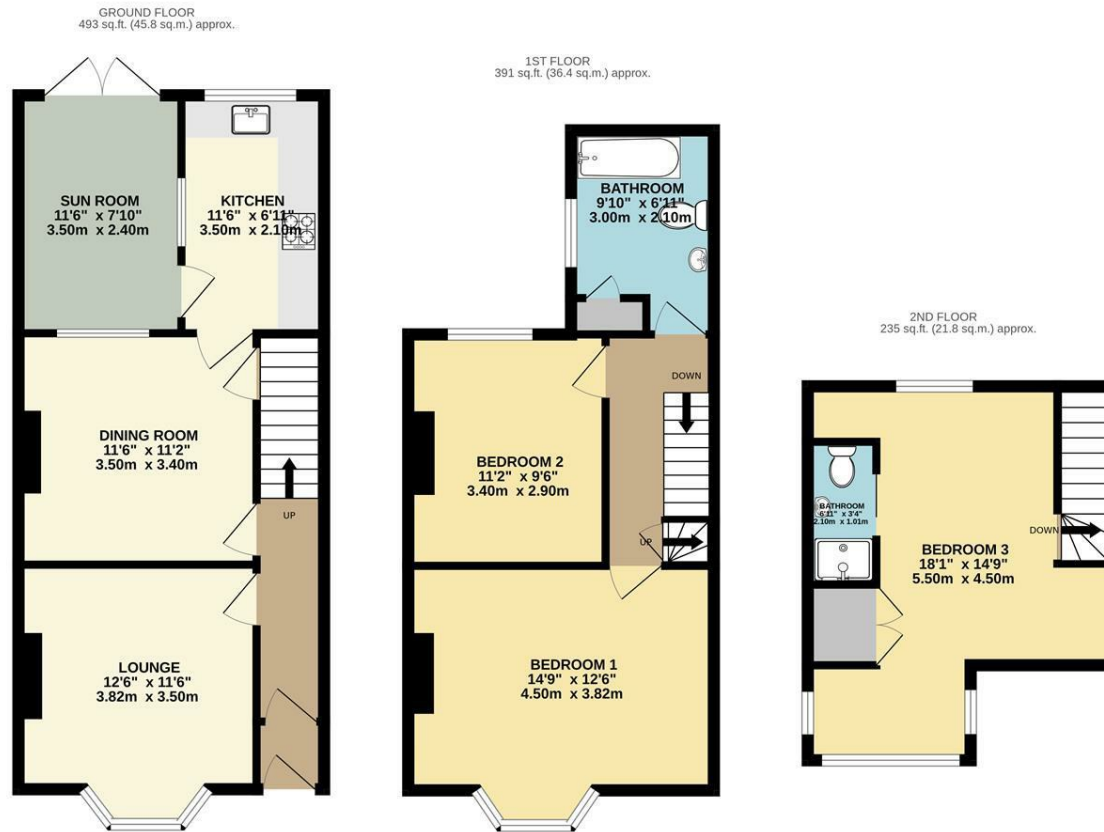


- 3 Double Bedrooms, Family Bathroom & En Suite
- Country-Style Kitchen Overlooking Garden
- On-Street Parking To Front On Quiet Lane
- Near To Battery Gardens & Parks At Furzeham
- Great Size Lounge, Dining Room & Sun Room
- Super Sunny and Colourful Rear Garden
- Brimming With Character & Charm
- Beautifully Presented Circa 1911 Edwardian Home





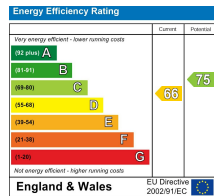
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TOTAL FLOOR AREA : 1119 sq.ft. (103.9 sq.m.) approx.

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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