



87 Mount Pleasant Road, Brixham, Devon, TQ5 9RU  
Freehold House - Terraced  
Asking Price £325,000

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This charming terraced Georgian house, once believed to have been a blacksmith's home and forge, offers a deceptive amount of space and retains many original features. You'll find cast iron fireplaces, fireside cupboards, panel doors, and timber sash windows throughout, adding to its historical appeal. Situated close to the harbour, marina, and town centre amenities, the property is just a few minutes walk from the main shops and waterfront. Its location is ideal for enjoying the best of Brixham life while being set back from the main traffic and bustle of the town centre.

The house exudes old-world charm and is thoughtfully decorated, with some rooms featuring bold heritage-style colours that perfectly suit its character. A walled patio/courtyard at the rear offers potential for off-street parking, a rare find in such a central location. The property benefits from gas central heating, powered by a modern, efficient condensing boiler, ensuring warmth and comfort throughout the year.

Arranged over three well-balanced floors, the property boasts three generously sized bedrooms. The ground floor welcomes you with a spacious hallway, leading to an open-plan living area that includes both a separate lounge and dining room. The dining room flows seamlessly into the kitchen, which is filled with natural light from the inner courtyard. Beyond the kitchen, there is a versatile garden room that could serve as a home office or additional living space, with direct access to the rear garden.

On the first floor, you'll find a large double bedroom and a luxurious period-style bathroom. From this level, there is also access to an expansive roof terrace, providing a generous outdoor area that is larger than average for a property in such a central location. This terrace is perfect for enjoying the outdoors in a private setting, adding to the overall appeal of the home.

The top floor features two further double bedrooms, both offering ample space and character. The front bedroom is as equally impressive as the first-floor bedroom, making it a comfortable retreat. This delightful house is perfect for those wanting to live near the harbour and waterfront or as a fantastic holiday base, offering an "easy lock it and leave it" lifestyle.

**Council Tax Band: C**



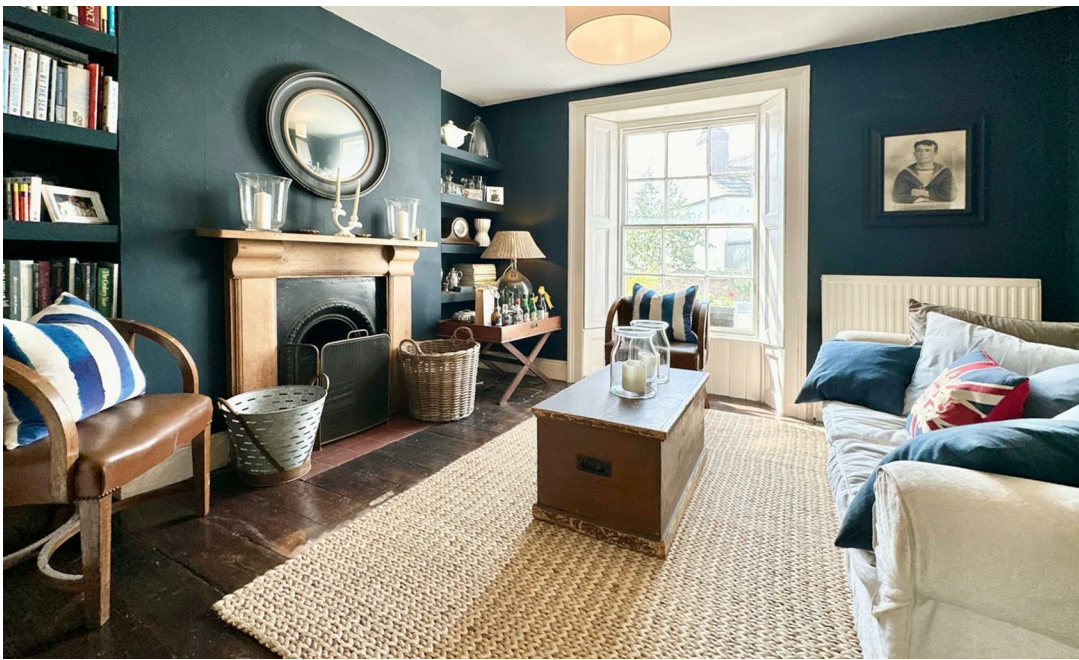
- In the Brixham 'Harbour Bowl'
- 3 Beds & Large Bathroom
- Walled Rear Patio Garden - Potential for Parking
- Good Size Kitchen Leading To Garden Room

- Retaining Much Charm & Victorian Character
- Gas Central Heating (Combi Condensing Boiler)
- Plans Drawn Up To Extend (Not Submitted)
- Roof Terrace Garden



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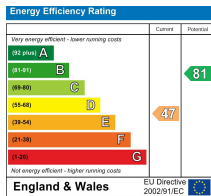
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Current EPC Rating: E



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