



59 Mount Pleasant Road, Brixham, Devon, TQ5 9RP  
Freehold House - End Terrace  
£359,950

**boyce**brixham  
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A rare opportunity to purchase a spacious Victorian terrace house located in the desirable Brixham harbour bowl, featuring two parking spaces and a double garage - a true gem not fully appreciated from a roadside view.

This property is ideally situated on Mount Pleasant Road, just a short walk from the vibrant Brixham Harbour and town centre. You'll have easy access to the picturesque waterfront, bustling with local shops, cafés, and restaurants. The harbour offers a charming setting for leisurely strolls and enjoying the stunning coastal views, while the town centre provides all essential amenities within close proximity, making this location both convenient and highly desirable.

As you enter the property, you're welcomed into a generously sized living space comprising a lounge area seamlessly connected to the dining area. Originally separate rooms, they have been opened up to allow natural light to flow through, creating a bright and inviting family or entertaining space. Behind the dining area, you'll find a well-proportioned galley kitchen, fitted with modern, contemporary units on both sides and plenty of worktop space. This space leads into an extension, which serves as a versatile garden room - ideal for breakfast, a home office, or a children's playroom, with direct access to the rear garden.

The first floor hosts a stylish, contemporary bathroom, finished with quality white sanitary ware, including a shower cubicle, freestanding bath, sink basin, and WC. A cupboard in the bathroom houses the modern combi gas central heating boiler. The property benefits from PVCu double glazing throughout.

The top floor features a large double bedroom with ample space for a dressing area, study space, and even a small lounge area if desired. This versatile room is perfect for a teenager's den or anyone working from home. It also boasts open views over the town and includes a modern en suite shower room.

Outside, the property is set back from the road with a small frontage, ideal for bike storage or similar uses. The rear features a low-maintenance courtyard-style garden, mainly laid to gravel, backing onto a limestone rock face that provides a good degree of privacy. There is also rear access to the double garage and the parking area. The two parking spaces are generously sized, easily accommodating larger vehicles, and the double garage benefits from power and lighting.

**Council Tax Band: C**



- Spacious Victorian House
- Double Garage
- En Suite & Family Bathroom
- Central Harbour Bowl Location

- 2 Parking Spaces Double Garage
- 3 Reception Rooms
- 3 Double Bedrooms
- Gas Central Heating & PVCu Double Glazing

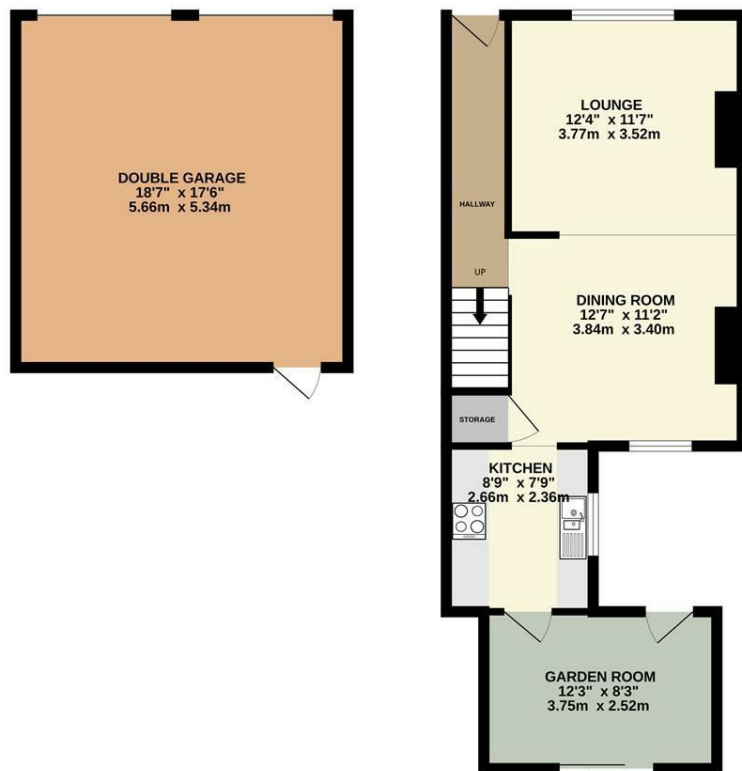


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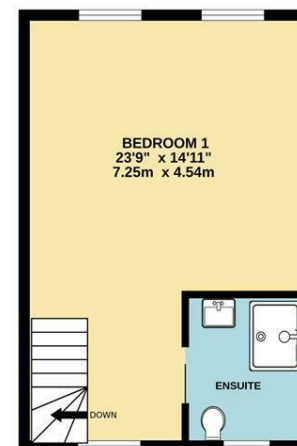
GROUND FLOOR  
839 sq.ft. (78.0 sq.m.) approx.



1ST FLOOR  
407 sq.ft. (37.8 sq.m.) approx.



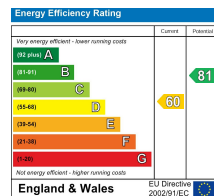
2ND FLOOR  
338 sq.ft. (31.4 sq.m.) approx.



TOTAL FLOOR AREA : 1585 sq.ft. (147.2 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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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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