



67 Ranscombe Road, Brixham, TQ5 9UW  
Freehold House - Terraced  
£475,000

**boyce**brixham  
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A beautifully presented and well proportioned PERIOD TERRACED HOUSE with great sea views and an incredible 'secret garden' to the rear. Conveniently located near the Harbour and Marina (less than quarter-of-a-mile away). Walking into town is quick-and-easy and there are some lovely coastal walks to hand, including Breakwater, Berry Head Road (to Shoalstone Beach and swimming pool) and to Berry Head Country Park with its breathtaking views.

Entering into the property through the traditional entrance hall, there is an immaculate, and classically presented lounge/dining room, with a lovely bay window to the front taking in some of the views. The room is sympathetically divided to maintain the two separate spaces and the lounge area boasts a charming feature fireplace. The dining room has a large picture window overlooking a colourful rear courtyard, accessed from the kitchen. The hallway leads through to a fabulous breakfast room (with plenty of storage) and is open to the kitchen area. A light and bright space adorned with plenty of worktop and cupboard space, with a low-level gas hob sitting centrally. There is rear access from both the kitchen and the breakfast room, as well as a very handy and generously sized store with downstairs WC just off.

Upstairs continues to impress, with the show-stopping traditional main bedroom set to the front of the property, again with a bay window taking in elevated harbour views and original decorative fireplace. Bedroom Two is adjacent, is a good size double and offers characterful storage options. The first and second floors are serviced by a very smart modern family bathroom, with contemporary four-piece bathroom suite (inc separate shower), and there is the additional convenience of a separate WC as well. Ascending to the second floor, there is a third, large double bedroom, fitted with plenty of built in storage and again taking in further elevated views on the harbour, Breakwater and out to Torbay beyond.

As well as the aforementioned courtyard coming off the kitchen, which is laid to traditional floor tiles and awash with colour, this property offers something special and completely unique! Acquired by our vendors some years ago, there is a large, very private and very sunny rear garden to the rear of the property. Enjoying some of the best harbour views, the space is a genuine one-off and provides peace and quite away from the harbour, whilst having the opportunity to tend to your own garden, and enjoy entertaining on the large timber deck or simply just relaxing in a true haven in front of the big views. Parcels of land in the part of town are very hard to come by and particular example should be view to be appreciated!

**Council Tax Band: C**



- Colourful Rear Courtyard Garden
- With A Totally Unique 'Secret Garden'
- Very Close To Town And Harbour Areas
- Incredible Harbour Views From Every Level
- Beautifully Presented Throughout
- Generously Sized Period Terraced Property

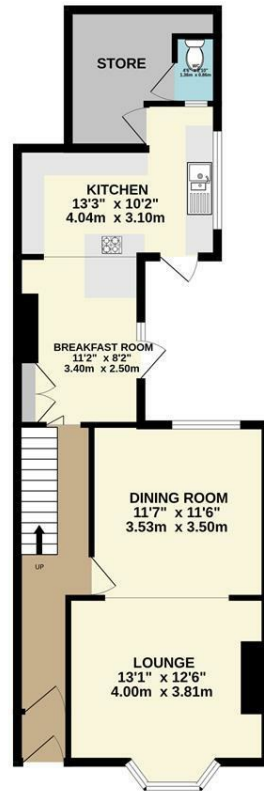


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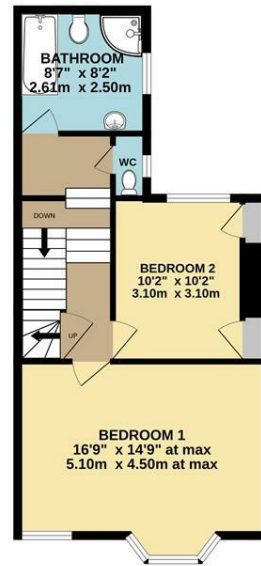


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GROUND FLOOR  
642 sq.ft. (59.6 sq.m.) approx.



1ST FLOOR  
475 sq.ft. (44.1 sq.m.) approx.



2ND FLOOR  
246 sq.ft. (22.9 sq.m.) approx.



TOTAL FLOOR AREA: 1363 sq.ft. (126.6 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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92-100) A		
(81-91) B			
(69-80) C			
(55-68) D		58	78
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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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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