



Torbay House + Foretops Overgang Road, Brixham, Devon, TQ5 8HY
Freehold House
Price Guide £650,000

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A fantastic and rare opportunity to purchase the freehold of this substantial freehold building including Torbay House & Foretops. Currently Torbay House is arranged as a large 3 bed house with a long lounge, separate dining room, good size kitchen, downstairs WC, garden room, 3 bedrooms and a family bathroom with separate WC. Foretops - with its own entrance comprises of 2 double bedrooms, large living room with kitchen off, family bathroom with separate WC. In addition there are substantial sea view terraces and 2 garages.

The property is now in need of complete refurbishment throughout, but offers a whole range of different possibilities for various briefs. The property could easily be split to form 2 good size houses, kept as is layout wise, or indeed turned into one very substantial home. The building is one of the largest in this part of the town and boasts fantastic room sizes throughout. Properties of this size are hard to come by so close to the harbour and in Brixham generally.

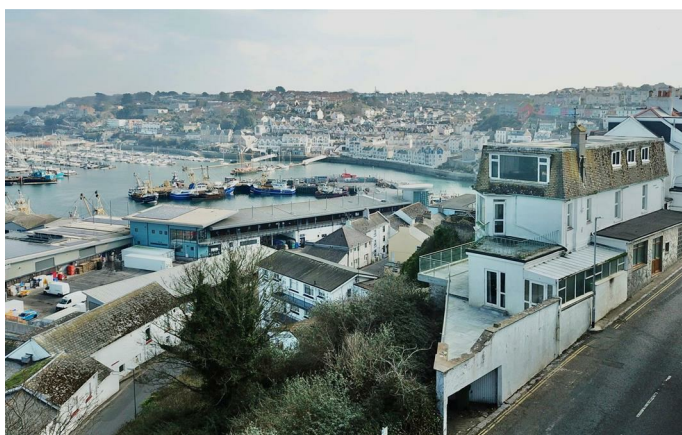
The magnificent front row panoramic sea and harbour views are hard to beat. They can be clearly seen from every level and the substantial sea view terrace offers a great amount of space for al fresco dining whilst enjoying that ever changing vista.

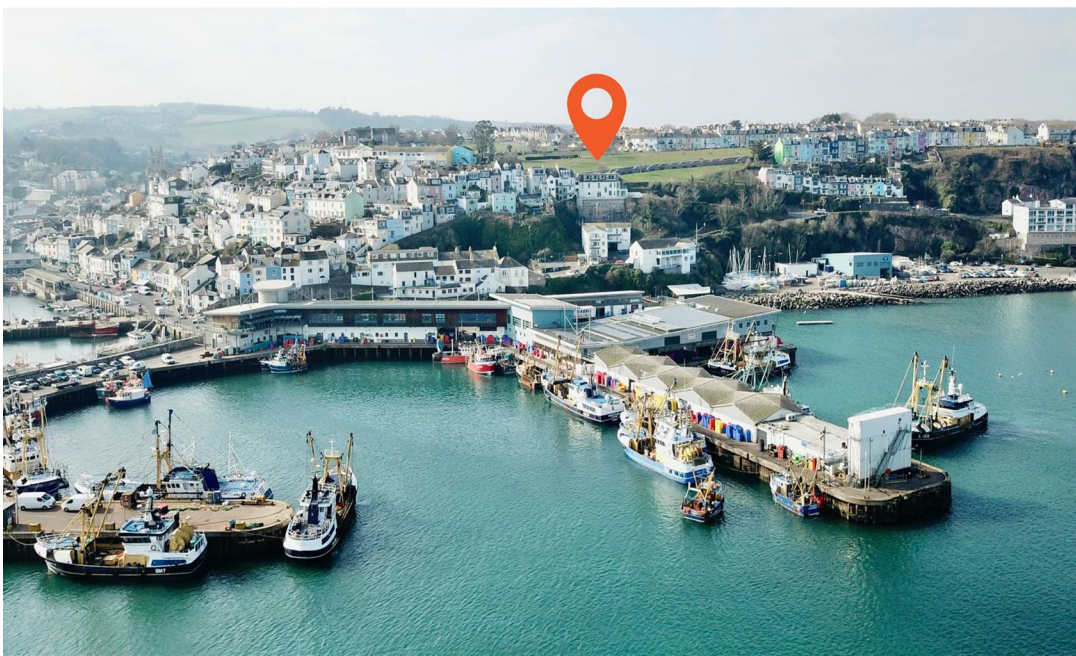
The location will prove very popular with those wanting to be close to the action, with a great selection of shops, bars and restaurants found around the harbour, only a brief 5 minute walk away. In the opposite direction you can join the South West Coastal Path, which leads past some of the most picturesque and dramatic coastal scenery in Torbay. The pretty coves offer a great place to bathe or enjoy watersports (e.g. paddle boarding) thanks to their sheltered positions and crystal clear waters.

The pretty Rose Garden and Furzeham Green are an ideal place for a pleasant stroll, with a children's play park available at the far end of Furzeham Green.



- Unrestricted Panoramic Coastal View
- Freehold For Whole Building
- Substantial Sea View Terraces
- A Very Rare Opportunity
- 3 Bed House + 2 Bed Apartment
- 2 Garages
- Excellent Size Living Spaces
- Chain Free & Vacant Possession





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The large terrace wraps around the whole building with a further roof terrace accessed from the main bedroom. The property enjoys a great amount of outside space for something so central, ideal for entertaining. The side terrace enjoys the sun throughout most of the day with the roof terrace above enjoying the sun until late into the evening. Traditionally other properties along this run don't enjoy much sunlight on the rear terraces, so this is a real advantage with this property.

Another big advantage is the fact the property benefits from 2 garages. Properties in this area usually don't have off road parking or garages so to have 2 is a real bonus. They are great to park the car in, or house items like bikes and paddleboard's etc, making this a viable prospect as a main home thanks to its great storage solutions.

The property could easily, as mentioned, be made into one large home, however the current set up historically worked well as a main home with an additional holiday home. Those looking to have a great retirement income and have extra space for visitors would likely look to keep the layout as is. Either property would do exceptionally well with bookings thanks to the magnificent position and panoramic views.

Internal viewing is a must to appreciate the size of accommodation on offer. The property does need a lot of modernisation, with the most pressing matters involving a new roof. Therefore, it will not be for the faint hearted or those seeking substantial lending. However we think the property is an excellent proposition and well worth the investment.

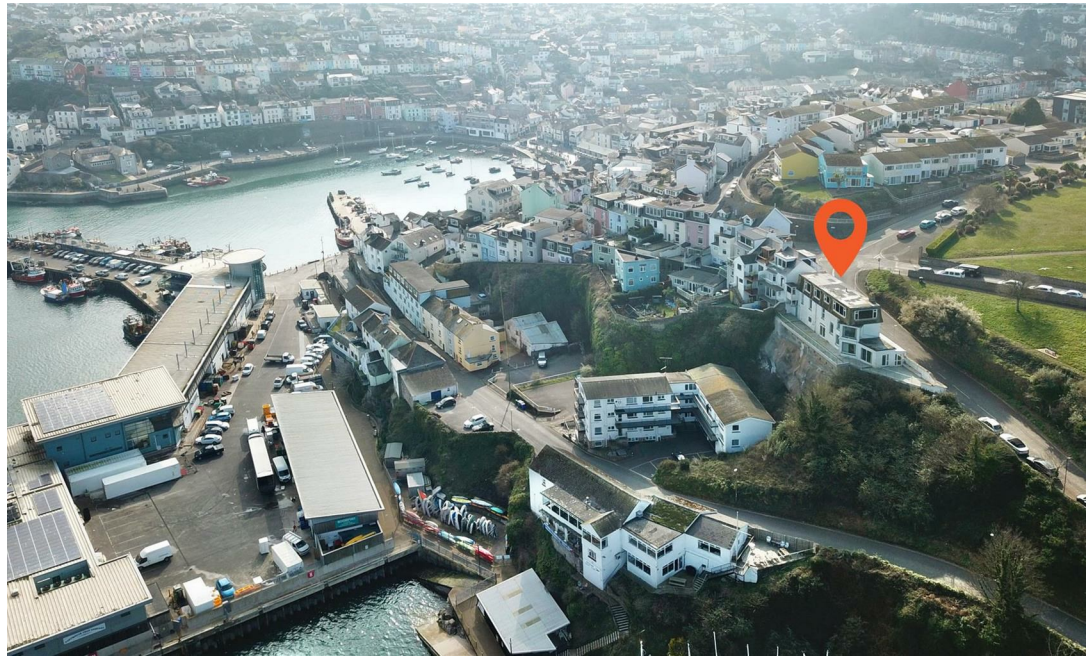
Council Tax Band To Be Confirmed.



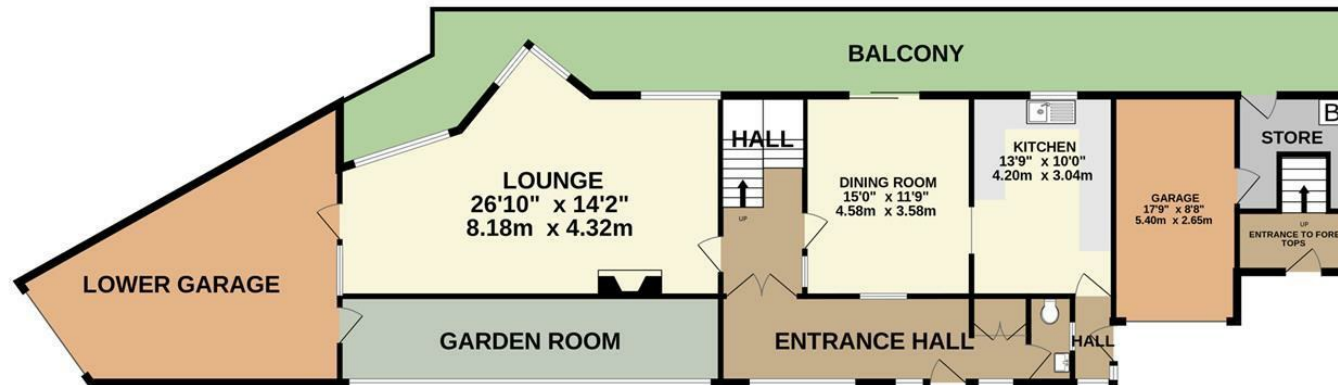
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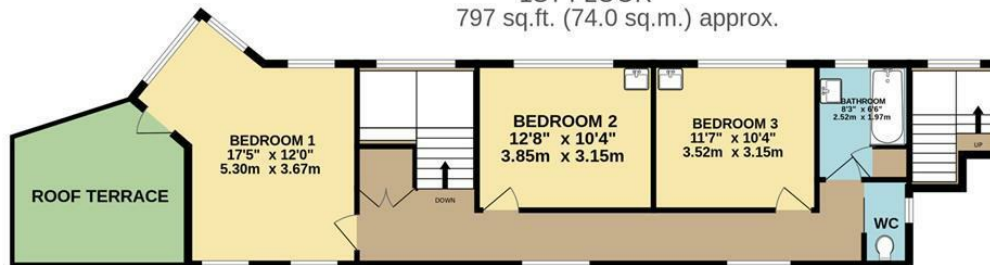
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GROUND FLOOR
1601 sq.ft. (148.8 sq.m.) approx.



1ST FLOOR
797 sq.ft. (74.0 sq.m.) approx.



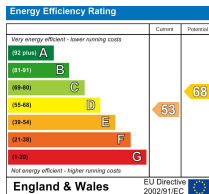
2ND FLOOR
859 sq.ft. (79.8 sq.m.) approx.



TOTAL FLOOR AREA : 3257 sq.ft. (302.6 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: E



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