



23 Mount Road, Brixham, Devon, TQ5 9SA  
Freehold Bungalow - Detached  
£550,000

**boyce**brixham  
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Available on the open market for the first time in around 70 years, is this stunning 1930's three bedroom detached property, set within a stones throw of the town and harbour areas and enjoying spectacular sea views.

The town centre can be reached within a short stroll down Temperance Steps, St Peters Hill or Cavern Steps, and in the opposite direction and about the same distance is Brixham Community College and Brixham C of E Primary School also within easy walking distance with a local Co-Op adjacent. Just further beyond you can find the South West Coastal path which enjoys easy access to Berry Head Country Park and some of the most magnificent coastal scenery and beaches found anywhere in Torbay.

The property itself opens into an impressive entrance hall which instantly sets the tone for the rest of the home. You'll find two generously sized and impeccably presented double bedrooms, including the large Bedroom (2) which boasts the characterful bow-bay window. A high quality and modern family bathroom services the ground floor, boasting a large enclosed double shower, separate bath and matching suite, complimenting floor and wall tiles as well as a very handy utility cupboard neatly tucked inside the door. The lounge is a lovely 'grown up' space, dual aspect with a typically premium appearance. An original feature fireplace keeps the character of the property flowing and creates a most pleasant setting to relax within during the evenings.

The kitchen diner, set to the side/rear of the property is a real showstopper and makes for a genuine 'hub of the home'. Offering a substantial, triple aspect extension to the property, the space is truly impressive - flooded with natural light and is well defined with separate kitchen and dining areas. The kitchen is premium-quality, with luxury flooring, solid quartz worktops and matching central island, plenty of cupboard space and seamlessly integrated appliances. The dining space is generously sized and enjoys wonderful bay views over Brixham's iconic Breakwater and lighthouse, whilst opening up through bi-folding doors to the rear terrace and garden.

On the first floor, aside the handy little nook at the top of the stairs, a spectacular master suite awaits. A very light-and-bright bedroom enjoys more incredible sea views, with further elevation and wider views of the town - a sunset is a real treat from this room! Plenty of built in storage from the large wardrobe, stylish velux windows and a designer ensuite shower room (with further storage housing the modern combination boiler). The room feels a particularly luxurious and serene space and is sure to impress!

Outside, the front of the property enjoys ample off road parking for numerous vehicles, as well as a private, green frontage. A generous sized detached garage (with light and power) provides storage and doubles up as a separate utility room and boasts further storage in the eaves. The rear garden is a very sunny South facing space, with luxury hot tub (included in the sale), lawned area flanked by some well established shrubs and a very appealing terrace set off the kitchen/diner which is ideal for al-fresco dining and relaxing in the warmer months. The terrace benefits from a high-quality electric awning to provide welcome shade on sunnier days.

**Council Tax Band: C**



- Stunning 1930's Detached Home
- Enjoying Superb Sea & Town Views
- South Facing Rear Garden & Hot Tub
- Showstopping Luxury Kitchen Diner

- Highly Regarded Residential Location
- Ample Off Road Parking & Detached Garage
- Three Designer Double Bedrooms
- Just a 5-Minute Walk To Town & Harbour



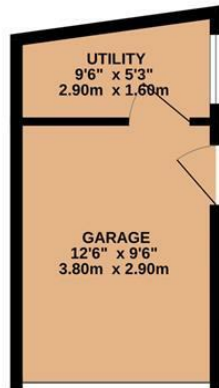
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OUTSIDE  
162 sq.ft. (15.1 sq.m.) approx.

GROUND FLOOR  
928 sq.ft. (86.3 sq.m.) approx.



1ST FLOOR  
388 sq.ft. (36.1 sq.m.) approx.

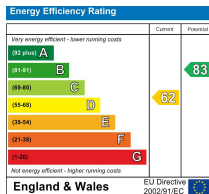


TOTAL FLOOR AREA : 1479 sq.ft. (137.4 sq.m.) approx.

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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