



13 Mount Road, Brixham, TQ5 9SA
Freehold House - Semi-Detached
£450,000

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This substantial and beautifully presented four-bedroom, bow bay-fronted semi-detached house dates back to the 1930s and has been thoughtfully renovated to combine period charm with contemporary living. The current owners have undertaken an extensive and meticulous renovation, incorporating a stylish open-plan kitchen, living and dining area, along with a luxury family bathroom and a high-specification en-suite. Further recent improvements include the installation of a new, high-efficiency Worcester Bosch gas combination condensing boiler and a new roof, both completed in 2022, ensuring peace of mind and energy efficiency.

Sympathetically restored to reflect its original character, the property retains many period features which have been enhanced with quality modern materials and finishes. These include beautiful bay windows, traditional woodwork, and elegant proportions throughout. Internally, the home has been tastefully decorated in a way that blends classic style with contemporary comfort, boasting modern amenities such as gas central heating, uPVC double glazing, and a charming multi-fuel burner. For added safety, the property is equipped with hardwired smoke and heat detectors.

Throughout the house, carefully chosen paint colours, quality flooring, and stylish wall coverings create a consistent sense of warmth and flow from room to room. The standout kitchen, designed in a large galley style, offers extensive worktop space, integrated appliances, and thoughtfully arranged cabinetry for both storage and ergonomic efficiency. It's a space that balances aesthetics with practicality, ideal for both everyday family life and entertaining guests.

Upstairs, the traditional layout has been preserved, featuring a spacious landing leading to three bedrooms—two generous doubles and a well-proportioned single. One of the double bedrooms enjoys a Juliette balcony that offers a pleasant view and a sense of light and openness. The family bathroom has been finished to a high standard, with modern fittings and a clean, elegant design that reflects the overall quality seen throughout the property.

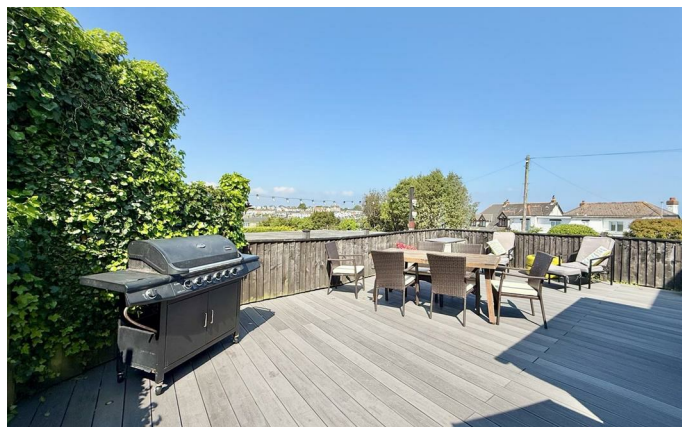
An impressive and highly functional addition to the home is the conversion of the original garage into a self-contained guest suite. This flexible space comprises a double bedroom, a dressing area, a comfortable seating zone, and space for a tea and coffee station. It also benefits from its own en-suite shower room with WC. Currently used for holiday letting via platforms such as Airbnb, this space offers potential for income generation or could serve as a private guest or family annex.

Situated on a highly sought-after residential road, the property offers a rare combination of central convenience and peaceful surroundings, with minimal passing traffic. Just a short walk from the harbour, town centre, and scenic Berry Head Country Park, it is perfectly located for enjoying both coastal and town life. The area also benefits from access to excellent local schools, making this an ideal family home in a desirable and well-connected part of town.

Council Tax Band: C



- Stunning 1930's Bow Bay Fronted House
- En Suite Shower/WC + Family Bathroom
- Spacious Lounge Dining
- Successful Integral Holiday Let/ Annex
- 4 Bedrooms (Ground Floor Annex)
- Driveway Parking For 2-3 Vehicles
- 1/4 Mile From Town Centre + Harbour
- Recent New Roof & Combi Boiler (2022)

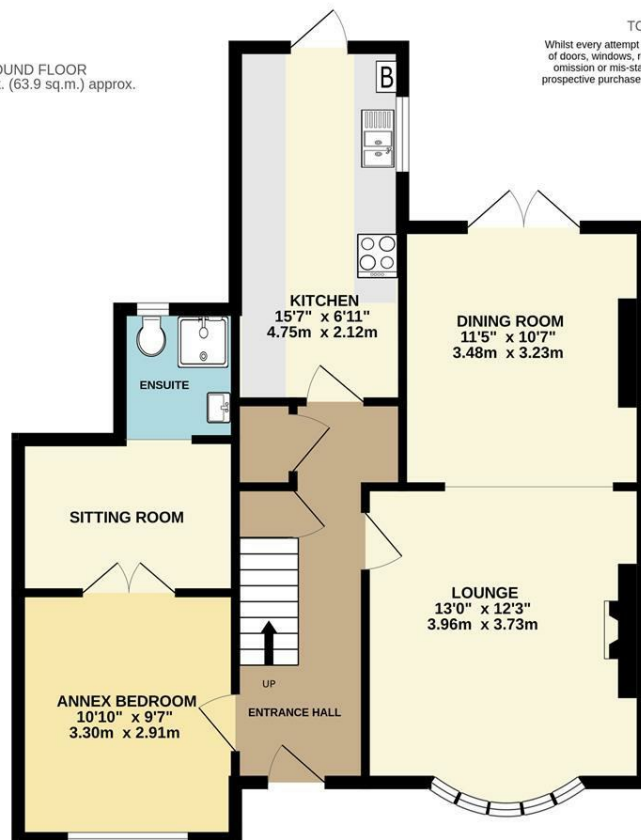


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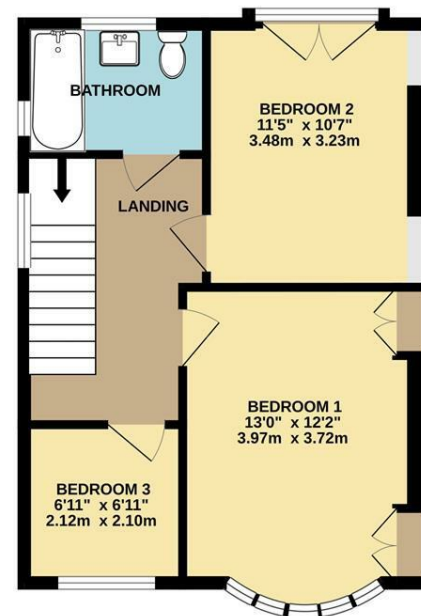
GROUND FLOOR
688 sq.ft. (63.9 sq.m.) approx.



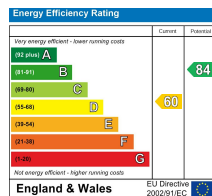
TOTAL FLOOR AREA : 1128 sq.ft. (104.8 sq.m.) approx.

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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1ST FLOOR
439 sq.ft. (40.8 sq.m.) approx.



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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