



20 Station Hill, Brixham, Devon, TQ5 8BW
Freehold House - Semi-Detached
Asking Price £295,000

boycebrixham
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Situated on the sought-after Station Hill in Brixham, this beautifully presented three-bedroom Victorian house blends timeless character with a bright and inviting interior. With its double-fronted façade and elevated position, the property enjoys lovely open views across the town and is ideally located just a short stroll from the harbour and town centre amenities.

Inside, the home is full of charm and light. The ground floor features a spacious lounge with a striking feature fireplace, creating a cosy yet elegant living space. Across the hall, an open-plan kitchen/diner offers a perfect spot for relaxed family meals or entertaining, complete with a pretty window seat and a well-equipped kitchen boasting generous cupboard and worktop space. To the rear, a separate utility area and a convenient downstairs WC add to the practicality of the layout.

Upstairs, the property continues to impress with three well-proportioned bedrooms. The master suite to the front is particularly spacious, while a further double and a cosy single bedroom to the rear offer flexibility for families, guests or home working. A good-sized family bathroom completes the first-floor accommodation.

The standout feature of this property is undoubtedly the rear garden. Arranged over two levels, it offers a sociable lower patio and BBQ area perfect for summer gatherings, and a pretty, elevated lawn that enjoys superb South-facing views across Brixham's rooftops. Indeed, there is also scope to alter this rooftop, with planning historically approved for a loft conversion in the spacious attic.

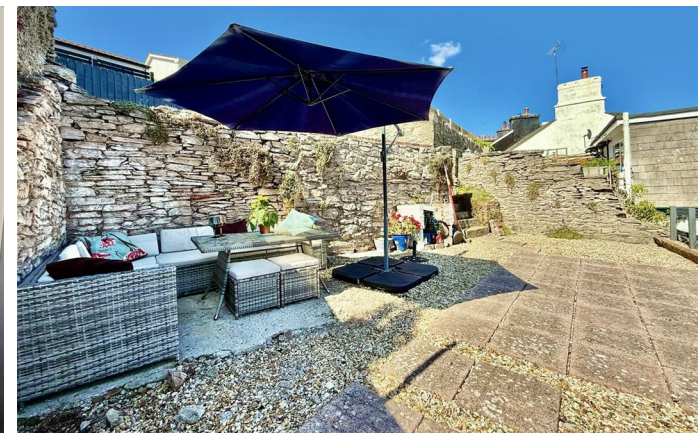
With uPVC double glazing, gas central heating and offered with no onward chain, this characterful home would make an ideal permanent residence, lock-up-and-leave holiday retreat, or a fantastic commercial holiday let opportunity. While there is no private parking, street parking is available nearby.

Council Tax Band: C



- Double Fronted Victorian House
- Central & Convenient Location
- Characterful Features Throughout
- Super Holiday Let Or Main Home

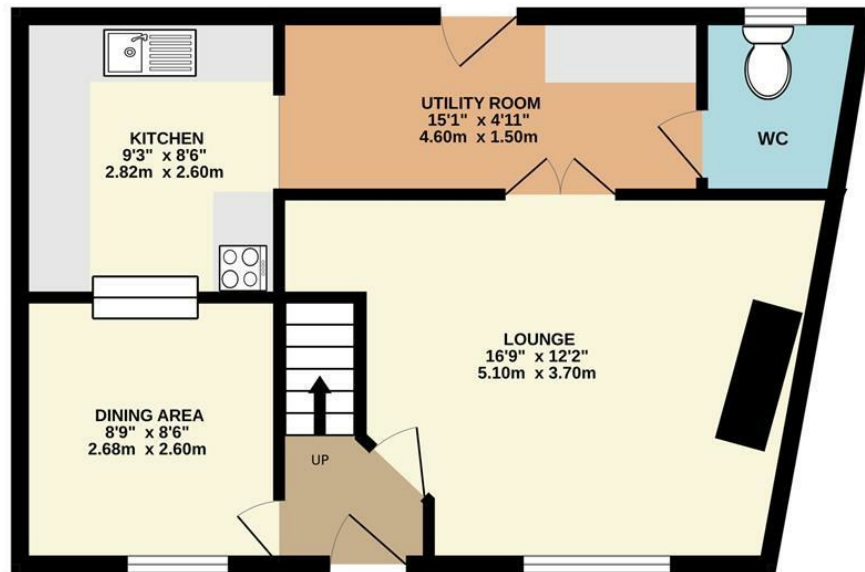
- Three Good Sized Bedrooms
- Super Sunny Charming Rear Garden
- Offered With No Onward Chain
- Utility Area & Downstairs WC



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GROUND FLOOR
465 sq.ft. (43.2 sq.m.) approx.



1ST FLOOR
463 sq.ft. (43.0 sq.m.) approx.



TOTAL FLOOR AREA : 928 sq.ft. (86.2 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:

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(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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