



5 Holborn Road, Brixham, Devon, TQ5 8QU  
Freehold House - Terraced  
£330,000

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Set on the well-loved and conveniently located Holborn Road, just a short stroll from Brixham's bustling town centre and picturesque harbour, this handsome Victorian terraced home perfectly balances period character with modern comfort. The terrace is a favourite for its welcoming community feel, excellent proximity to shops, schools and bus routes, and easy access to the waterfront.

A pretty, low-maintenance gravelled front garden leads to a useful entrance porch, opening through a traditional front door into the main hallway. At the heart of the ground floor is a generous breakfast room, creating a warm central hub to the home. There is understairs storage, (with scope to convert to a WC) To the front of the property, a bright and inviting lounge features a classic bay window and stylish décor, blending period charm with a contemporary feel. To the rear, the kitchen-diner is light and airy, with a cleverly positioned utility cupboard creating subtle separation between spaces. French doors open onto the south-facing garden, ideal for entertaining and relaxed summer living. The kitchen itself offers modern finishes, ample storage and worktop space, and an inset gas hob.

Upstairs, the traditional layout includes an impressive main bedroom with bay window, a spacious second double overlooking the garden, and a beautifully finished family bathroom with a timeless white suite, built-in storage and a dual aspect with Velux window. The second floor reveals a large and versatile loft room - a standout feature of these Victorian homes. With a pretty pitched dormer window, additional Velux windows and generous eaves storage, it makes a perfect guest bedroom, study or creative space.

The south-facing garden is designed for easy living, with timber decking for entertaining, a level gravelled area for low maintenance, a useful shed and a gate to the rear coal path. Although the property does not have allocated parking, on-street parking is generally available outside and along neighbouring streets. Gas central heating and UPVC double glazing complete the picture.

A delightful Victorian home in a highly regarded location, combining period elegance with modern comfort and just moments from Brixham's harbour, shops and cafés.

**Council Tax Band: C**



- Victorian Town House - Freehold
- South Facing Rear Garden
- Council Tax Band - C

- Three Double Bedrooms
- Charming, Well-Loved Terrace
- Convenient Location, Close To Town







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 |  |         |           |
| (91-100) <b>A</b>                           |  |         |           |
| (81-90) <b>B</b>                            |  |         |           |
| (69-80) <b>C</b>                            |  |         |           |
| (55-68) <b>D</b>                            |  |         |           |
| (39-54) <b>E</b>                            |  |         |           |
| (21-38) <b>F</b>                            |  |         |           |
| (1-20) <b>G</b>                             |  |         |           |
| Not energy efficient - higher running costs |  |         |           |
| EU Directive 2002/91/EC                     |  |         |           |
| England & Wales                             |  |         |           |

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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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