



37A Mount Pleasant Road, Brixham, TQ5 9RP
Leasehold Flat - First Floor
£165,000

boycebrixham
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Perched above the harbour on Mount Pleasant Road, this top-floor flat offers an inviting blend of modern comfort and coastal charm in one of Brixham's most desirable areas. Just a short stroll from the town centre, you'll find winding streets filled with independent restaurants, cafés, and bars. Whether it's fresh local seafood, a morning coffee overlooking the boats, or an evening cocktail in a tucked-away spot, this location provides effortless access to Brixham's vibrant coastal lifestyle while remaining a peaceful retreat above the bustle.

Inside, the flat has been tastefully refurbished in a modern coastal style — bright, relaxed, and beautifully presented. The décor feels fresh and contemporary, with subtle nods to the building's character. The living room captures this perfectly: a warm, welcoming space where the feature wall becomes a striking focal point. The old chimney stack, topped by a real timber mantle, gives the room a sense of heritage, while the alcoves on either side — each crowned with elegant timber arches — add balance, texture, and depth. Together, they bring charm and individuality to this stylish home.

The kitchen continues the modern aesthetic with sleek cabinetry, wood accents, and quality fittings that make the space both functional and inviting. It's the perfect setting for relaxed mornings or casual meals, combining practicality with understated elegance. The overall layout has been carefully designed to maximise light and flow, ensuring the flat feels bright, open, and easy to live in.

The bedroom offers a calm and restful sanctuary, enhanced by recessed wardrobes that keep the space uncluttered. Its gentle tones and natural light create a soothing atmosphere, ideal for unwinding after a day by the sea. The contemporary bathroom features a spacious walk-in shower, modern vanity, and elegant fittings, all finished to a high standard that complements the rest of the interior. Every element reflects thoughtful design and a commitment to comfort.

Outside, the private garden is a rare and delightful surprise — generous in size, easy to maintain, and perfect for enjoying the sun. Gravelled paths, timber decking, and a charming summer house create a tranquil outdoor retreat that feels secluded yet connected to the coast. It's a peaceful space for entertaining, gardening, or simply relaxing under the South Devon sky.

Brixham itself is a town full of life and history, with its working harbour, art galleries, and friendly seaside community. Scenic coastal paths, beaches, and coves are all within walking distance, offering endless ways to enjoy the outdoors. The flat is offered on a long leasehold tenure (125 years from April 1990), with maintenance shared equally with the ground-floor property, keeping costs straightforward and manageable.

Council Tax Band: A



- Top-floor one-bedroom flat
- Feature chimney stack with real timber mantle
- Walking distance to harbour & town centre
- With private garden
- Tastefully refurbished
- Council Tax Band A

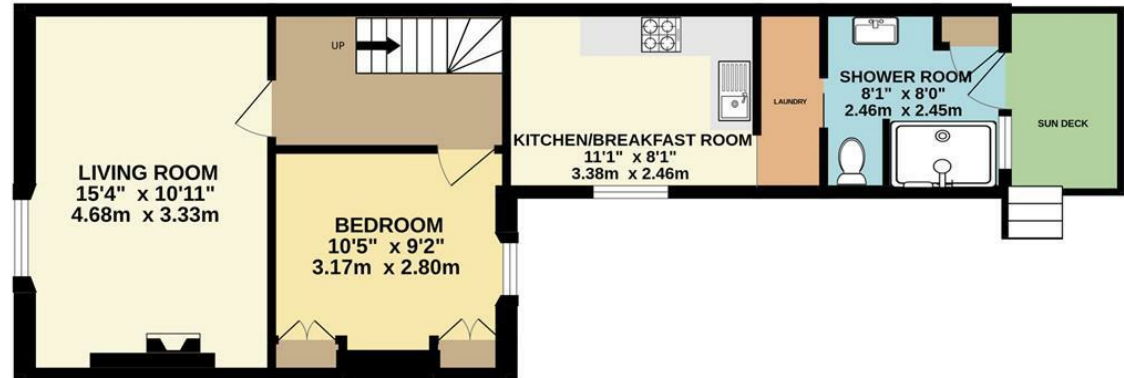
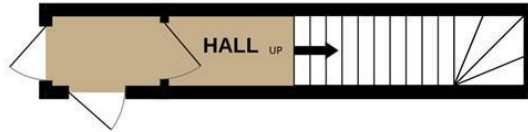


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FIRST FLOOR
512 sq.ft. (47.6 sq.m.) approx.

GROUND FLOOR
78 sq.ft. (7.2 sq.m.) approx.



TOTAL FLOOR AREA : 590 sq.ft. (54.8 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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Current EPC Rating:

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(91-100) A			
(81-90) B			
(69-80) C			
(55-68) D			
(49-54) E			
(41-48) F			
(31-40) 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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