



13 Mount Road, Brixham – TQ5 9SA

Guide Price £400,000–£420,000





13 Mount Road

Brixham

Charming 1930's semi-detached house with integral annexe in a sought-after harbour location. Modern kitchen, spacious lounge, 4 bedrooms, low-maintenance garden, driveway with EV charger. New roof & boiler in 2022. Ideal for modern living, indoor-outdoor living, coastal charm.

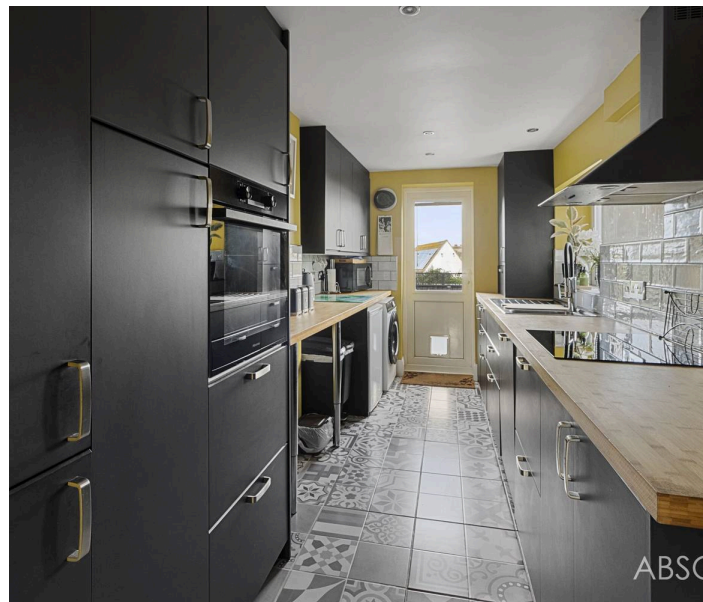
Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Beautifully presented 1930's semi detached house
- Integral annexe/holiday let with 5 star reviews
- Harbour bowl location, less than a 5 minute walk to Brixham town and harbour area
- Open plan lounge/diner with log burner
- Modern, fully fitted kitchen
- Four bedrooms, including ground floor annexe
- Low maintenance, sunny garden
- Driveway parking, with EV charger
- New roof and boiler system installed 2022
- Well maintained and well presented



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Brixham,

The property is situated less than 1/4 of a mile from Brixham town centre which boasts an array of shops, amenities and facilities as well as the picturesque harbour surrounded by a range of boutique shops, bars and restaurants. The main number 12 bus service can be found in the town centre with connections to the neighbouring towns of Paignton and Torquay. Both primary and secondary schooling are located within 1/4 of a mile level walk and a local convenience store situated on Great Rea Road is also just 1/3 of a mile level walk away.

Absolute Sales & Lettings

Absolute Sales & Lettings, 36 Fore Street - TQ5 8DZ

01803 214214

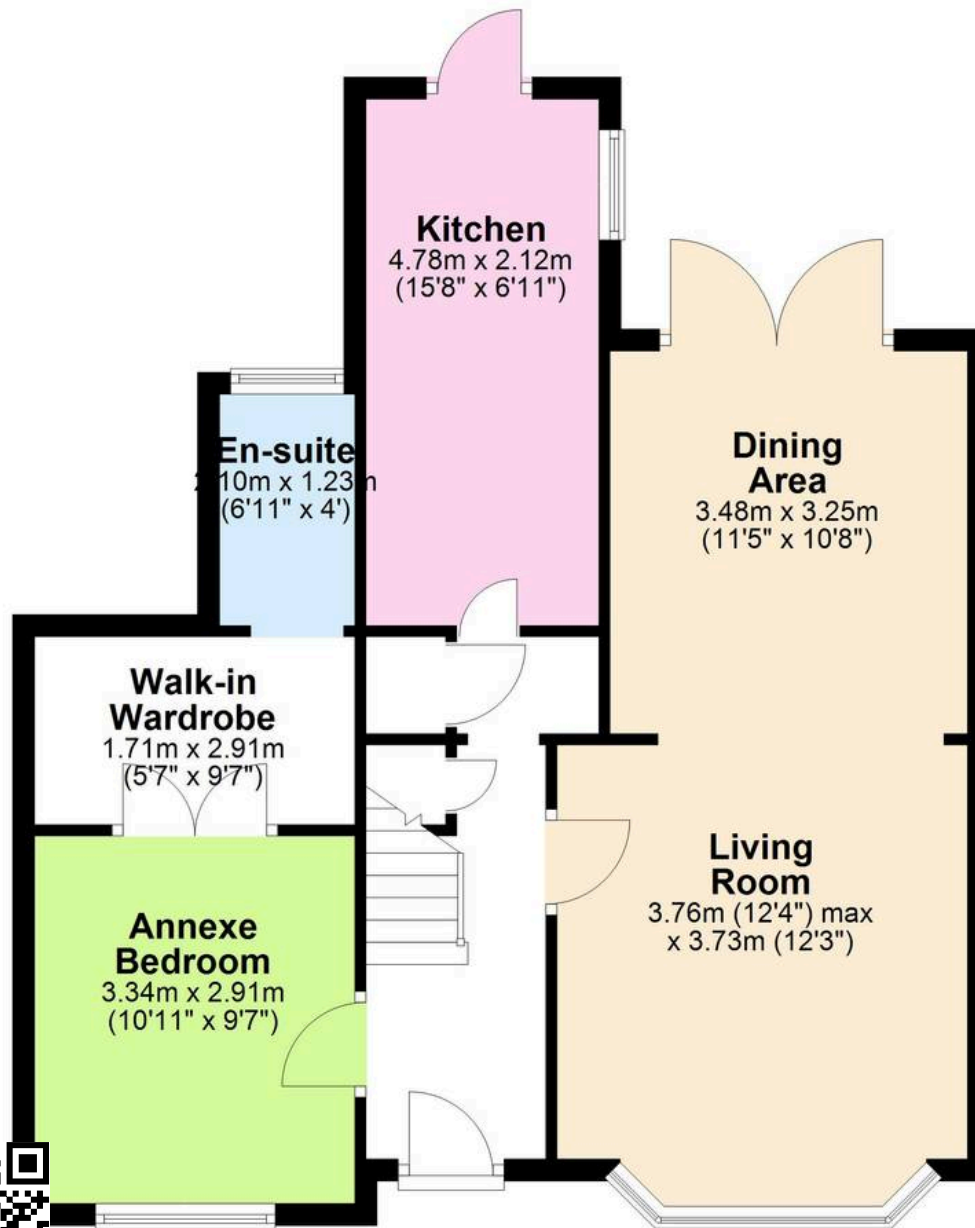
brixham@movewithabsolute.co.uk

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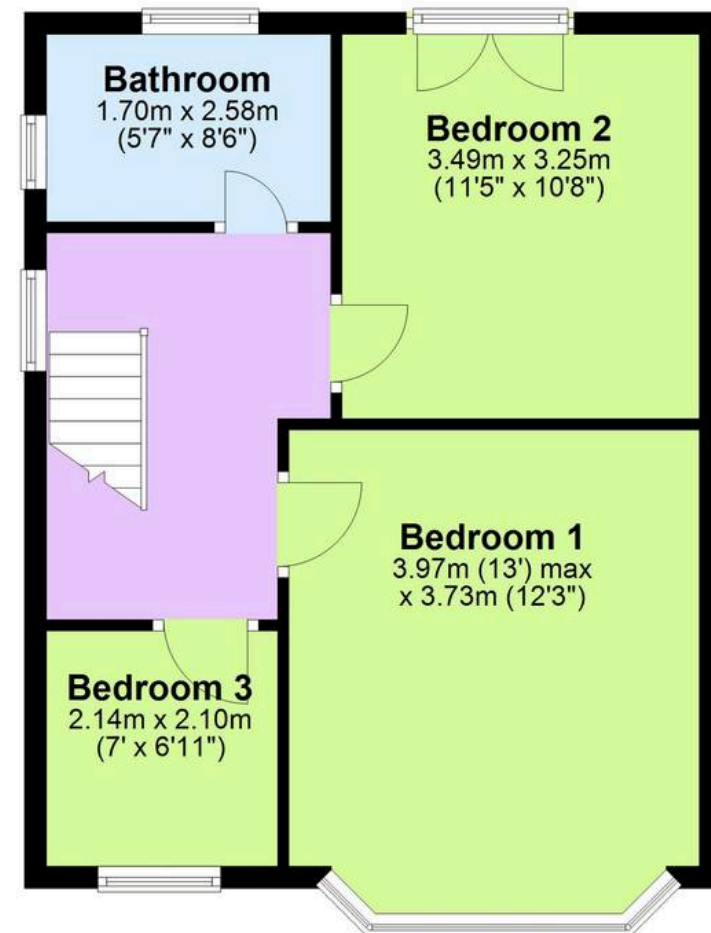
Ground Floor

Approx. 63.8 sq. metres (686.3 sq. feet)



First Floor

Approx. 45.3 sq. metres (487.7 sq. feet)



Total area: approx. 109.1 sq. metres (1174.0 sq. feet)

