

Holborn Road, Brixham, TQ5 8QU



This delightful and characterful **THREE BEDROOM PERIOD HOUSE** offers generous space and versatility. Nestled on a quiet, low-traffic road in the sought-after Furzeham area of Brixham, it provides the perfect balance of charm and convenience.

The home features a bay windowed lounge with a cozy wood burner, partially open to a well-proportioned dining room, also boasting a feature fireplace. Leading from the dining room, you will find the kitchen and a handy utility room, which opens onto the low maintenance, sun trap garden with a rear access gate. On the first floor, there are two spacious double bedrooms, with the principal bedroom benefitting from a bay window and fireplace. The second floor hosts a large third loft bedroom, offering stunning sunset views and glimpses of Dartmoor.

The current owners have made significant improvements, including roof repairs, damp proofing, installation of gas fired central heating, and a dual fuel wood burner.

Holborn Road is ideally situated for scenic walks and access to Brixham's iconic harbour. Battery Gardens, the South West coast path, and the picturesque beach at Fishcombe Cove are all just a five minute stroll away, while the town centre and vibrant harbour are also within easy walking distance.

£322,000 Freehold

ENTRANCE VESTIBULE. Double glazed entrance door. Wood and stained glass inner door opens to:

ENTRANCE HALL. Radiator. Door to lounge. The hallway opens out in to the dining room with staircase to the first floor.

LOUNGE. 13' 5" in to bay x 10' 10" (4.09m x 3.30m) approx.. Double glazed bay window to front. Fireplace recess with log burner and original fitted cupboard with display cabinet over to side. Radiator. Doorway to entrance hall. Square opening to:

DINING ROOM. 11' 3" x 14' 2" (3.43m x 4.31m) including staircase. Fireplace recess with open grate. Shelving to one side and two built in cupboards to the other side. Vertical wall radiator. Door to the kitchen. Double doors open to:

UTILITY ROOM. 11' 6" x 6' 9" (3.50m x 2.06m) Plumbing for washing machine and ample space for further white goods. Double glazed stable door opening to the rear garden. Glazed door to the kitchen.

KITCHEN. 11' 7" x 7' 9" (3.53m x 2.36m) Fitted working surfaces with Belfast sink and mixer tap. Range of fitted shelving beneath for storage, and additional wall shelving Space for cooker and dishwasher. Fireplace feature. Double glazed window to rear.

FIRST FLOOR.

Half landing. Velux window. Doors to:

BATHROOM. Comprising white panelled bath with mixer tap and shower attachment and pedestal wash basin. Linen cupboard. Wall mounted 'Glow Worm' boiler. Radiator. Double glazed window.

SEPARATE W.C.

White low level W.C. Double glazed window.

BEDROOM 1. 14' 4" + recess x 13' 4" in to bay window (4.37m x 4.06m)

Double glazed bay window to front. Tiled fireplace and hearth with shelved cupboard to side. Fitted, triple width wardrobe. Vertical wall radiator.

BEDROOM 2. 11' 3" x 8' 11" (3.43m x 2.72m)

Two built in cupboard/wardrobes. Double glazed window to rear.

From the landing there is a door and staircase to:

LOFT BEDROOM. 14' 4" x 13' 9" (4.37m x 4.19m) + recess (some Ltd headroom)

Velux window to rear. Radiator. Access to under eaves storage. Double glazed, three-sided window to front.

OUTSIDE.

To the front of the house there is a small landscaped front garden with gate and railings.

REAR GARDEN.

The enclosed rear garden enjoys a sunny southerly aspect and features a rear access gate for pedestrian and bike entry. Designed to thrive in the local climate, the garden boasts a raised flowerbed with an olive tree, palm, and banana plants, creating a tranquil retreat. Garden Shed included.

COUNCIL TAX BAND: C EPC RATING: D

NOTE: The property is connected to all mains services. The Ofcom website indicates that standard, superfast and ultrafast broadband is available. Please check with your mobile provider about mobile coverage in the area.

LAYOUT GUIDE ONLY – NOT TO SCALE

The appliances and fixed equipment mentioned in these sales particulars have not been tested by Eric Lloyd & Co. (Churston) Ltd. and therefore prospective purchasers need to satisfy themselves that all such items are in working order.

We may receive an introductory fee on recommendations for professional services.

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