



16 Burton Street, Brixham, TQ5 9HZ
Freehold House - Terraced
£230,000

boycebrixham

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This attractive Victorian terraced home is offered to the market with no onward chain and presents a wonderful opportunity to acquire a characterful property in a highly convenient and sought-after location. Beautifully arranged over three floors, the house offers light-filled and generously proportioned accommodation, perfectly suited to family living or those seeking flexible space close to the heart of Brixham.

Ideally positioned within easy reach of local amenities, well-regarded schools and Brixham Hospital, the property is also just a short distance from the town centre, harbour and marina, allowing you to enjoy the very best of coastal living with everyday convenience.

The home retains much of its original charm, with period fireplaces, stripped wood flooring and a bay-fronted lounge creating a warm and inviting atmosphere. The lounge features a fitted log burner and flows openly into a spacious dining room, an ideal setting for both relaxed evenings and entertaining. The fitted kitchen sits to the rear, complemented by a separate utility area and a ground floor cloakroom, enhancing the practicality of the layout.

On the first floor, two generous double bedrooms both showcase attractive period features, including fireplaces and built-in storage. The family bathroom is well appointed and serves this level. The second floor reveals an impressive loft bedroom, offering a versatile and private retreat with useful eaves storage.

To the rear, the South-facing rear garden enjoys a pleasant outlook towards Southdown and is private and enclosed. Low maintenance and easy to style as you wish, the garden also enjoys rear gate access to the rear pathway for added convenience.

With gas fired central heating and double glazing installed, this charming and spacious Victorian home offers a rare opportunity to secure a beautifully presented property in a prime coastal setting, ready to move straight into and enjoy. NO CHAIN

Council Tax Band: B



- Charming Victorian Terraced House
- Well Presented Throughout
- Offered With No Onward Chain
- Three Double Bedrooms
- Private Rear Garden
- Freehold - Council Tax Band B



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The floor plan shows the following rooms and features:

- WC:** Located at the top left, containing a toilet.
- KITCHEN:** 10'9" x 6'9" (3.27m x 2.06m), located at the top left, containing a sink and a stove.
- UTILITY:** Located at the top right, containing a washing machine.
- DINING ROOM:** 11'11" x 10'5" (3.63m x 3.17m), located in the center, containing a dining table and chairs.
- LOUNGE:** 12'0" x 11'11" (3.65m x 3.63m), located at the bottom, containing a sofa and a coffee table.
- UP:** A staircase leading to the second floor, located on the left side of the dining room.

BATHROOM
7'8" x 7'7"
2.34m x 2.31m

BEDROOM 2
10'4" x 8'2"
3.15m x 2.49m

BEDROOM 1
14'6" x 11'11"
4.42m x 3.63m

DOWN

UP

Ⓑ

ATTIC BEDROOM

15'2" x 14'11"

4.62m x 4.55m

DOWN

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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			81
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		55	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			

England & Wales

EU Directive 2002/91/EC



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