



105 North Boundary Road, Furzeham, Brixham, Devon, TQ5 8LH  
Freehold House - Terraced  
£249,000

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A superbly styled two-bedroom mid-terraced home in one of the area's most sought-after central locations. Situated on the ever-popular North Boundary Road, this impressive property enjoys a truly convenient position with direct access to the main bus route and a well-regarded parade of shops directly opposite, making day-to-day living effortless.

Lovingly transformed over the past six years by the current owners, the home now presents as a stylish, contemporary family residence, finished to a high standard throughout with thoughtful design touches and modern conveniences at every turn. The property is approached via a short walkway and private gated entrance, opening into an impressive front garden—smartly laid with stone paving and complemented by low-maintenance artificial grass, providing year-round colour and an attractive first impression.

Inside, the home opens directly into a generous open-plan living space, perfectly configured for modern family life. To the front sits a sleek, modern fitted kitchen offering ample cupboard storage, an inset electric hob, mid-height oven and provisions for both a dishwasher and washing machine. The layout creates a wonderfully sociable environment, ideal for families and entertaining alike, while allowing parents to easily keep an eye on younger children. The living area is anchored by an impressive media wall, enhanced further by a selection of discreet, integrated LED lighting that provides excellent ambient mood lighting throughout the space.

Upstairs, the property offers two excellent-sized double bedrooms, each enjoying pleasant open outlooks to the front and rear respectively. Completing the accommodation is a luxury family bathroom, fitted with a large walk-in shower alongside a separate bath, delivering both style and practicality. The home is beautifully presented, finished to a high specification throughout and is ready to move into and enjoy immediately.

To the rear, a sunny and well-proportioned garden has been thoughtfully landscaped with complementary stone paving and venetian-style fencing. A particularly useful feature is the brick-built store/studio, complete with light, power and sliding patio doors—ideal as a home office, studio or additional storage space. There is plenty of residents parking to the front, or more useful is the lane to the rear offering further parking options and easy access to the property through the back gate.

With gas central heating and UPVC double glazing throughout, this is a truly impressive home in a prime location and early viewing is highly recommended to fully appreciate the quality, space and lifestyle on offer.

**Council Tax Band: B**



- Beautiful Terraced House
- Luxury-Style Family Bathroom
- Very Popular Brixham Location

- Two Large Double Bedrooms
- Landscaped Front & Rear Gardens
- Freehold - Council Tax Band B



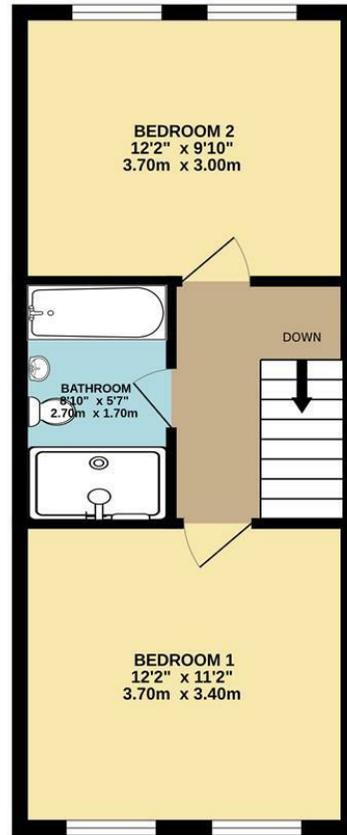
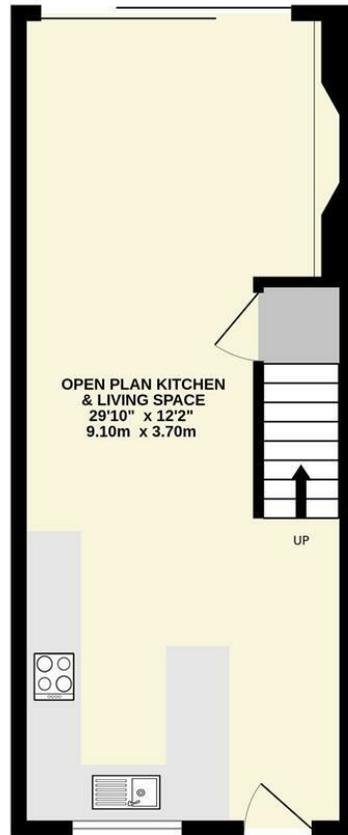
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GROUND FLOOR  
352 sq.ft. (32.7 sq.m.) approx.

1ST FLOOR  
362 sq.ft. (33.6 sq.m.) approx.



OUTSIDE  
45 sq.ft. (4.2 sq.m.) approx.



TOTAL FLOOR AREA : 759 sq.ft. (70.5 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: C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C		75	80
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) 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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