



6 Upton Manor Road, Brixham, TQ5 9QX
Freehold House - End Terrace
£239,950

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Located in a favoured residential road close to St Mary's Park and within easy, level walking distance of the charming St Mary's Square, this three-bedroom end-of-terrace house offers an exciting opportunity for those looking to create a wonderful family home. The square provides a useful collection of local shops, eateries and a sub-post office, while the surrounding area is particularly popular with families.

Now in need of modernisation throughout, the property offers generously proportioned accommodation with plenty of scope for a purchaser to update and personalise to their own taste. A spacious entrance hall and good-sized staircase immediately give a sense of the proportions on offer, with the ground floor providing two separate and versatile reception rooms.

The main living room is a comfortable size and features a fireplace as its focal point, while the separate dining room provides excellent space for family meals and entertaining. Adjoining the dining room is the kitchen, which has been extended to the rear, creating additional practical space and offering considerable potential for improvement and reconfiguration, subject to any necessary consents. A useful downstairs WC is another welcome feature, particularly convenient for families and when entertaining guests.

To the rear of the ground floor is a useful porch and separate store room, providing direct access to the garden and ideal for coats, outdoor footwear, gardening equipment or general household storage. Further valuable storage is provided beneath the property by a spacious undercroft, accessed externally and offering ample space for a wide range of household, garden or leisure equipment. Together, these practical areas make excellent use of the property's generous footprint and add considerably to its everyday usability.

Upstairs, a spacious landing leads to three bedrooms and the family bathroom. Two of the bedrooms benefit from built-in wardrobes positioned either side of the chimney breast, providing useful storage without compromising the rooms themselves. The accommodation offers a good balance of bedroom and living space, making the house equally suitable for a growing family, first-time buyers or those seeking a property with scope to add value.

A particular highlight is the impressive long rear garden, which is considerably larger than typically found with properties of this style in Brixham, where courtyard gardens are often the norm. Offering excellent space for children and pets, as well as tremendous potential for keen gardeners to create separate seating, lawn and planting areas, it is a real asset to the home. Requiring modernisation throughout but offering considerable potential, this chain-free property is vacant and ready for its next owner to transform it into a charming family home in a highly convenient location.

Council Tax Band: C



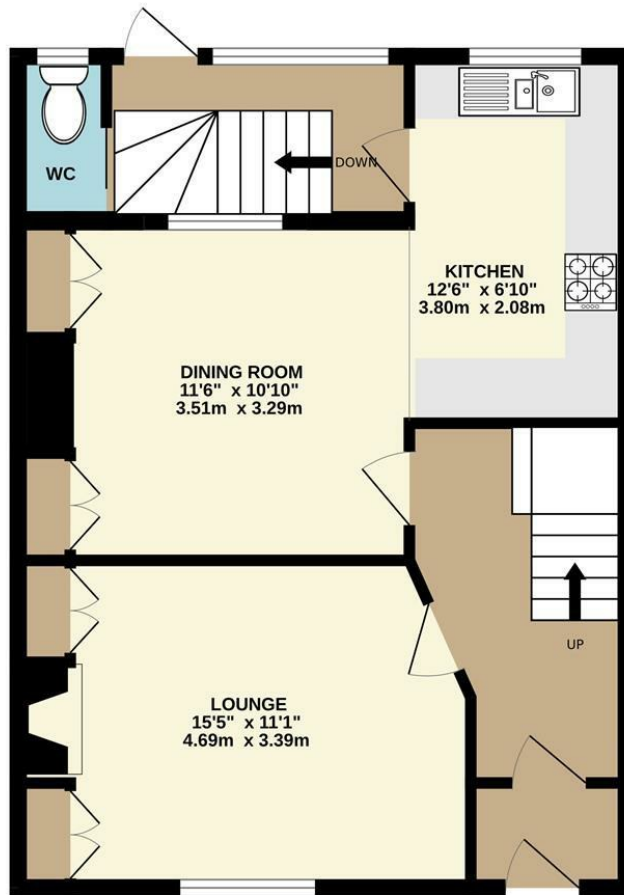
- Three bedroom end-terrace home
- Two spacious reception rooms
- Popular St Mary's location

- Modernisation required throughout
- Exceptionally long rear garden
- Vacant and chain free



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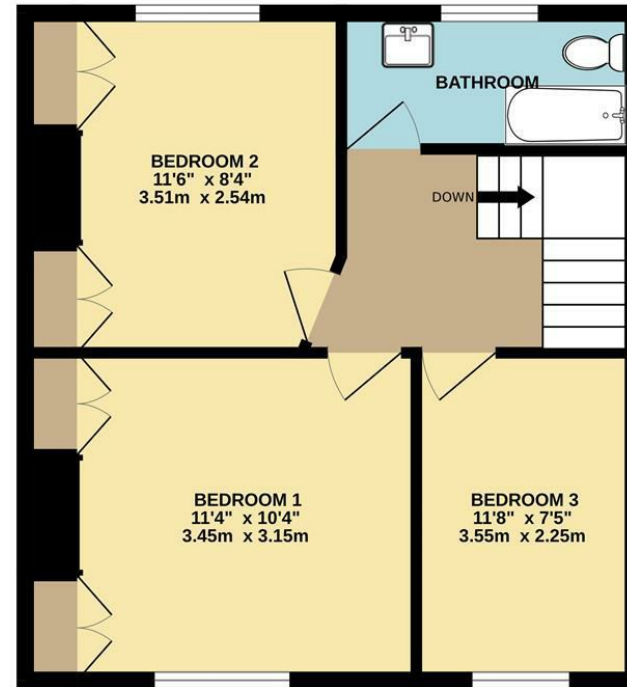




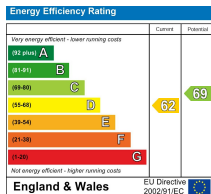
TOTAL FLOOR AREA : 1026 sq.ft. (95.3 sq.m.) approx.

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: D



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