



16 Centry Court Centry Road, Brixham, Devon, TQ5 9HA  
Freehold House - Terraced  
£220,000

**boyce**brixham  
email [property@ljboyce.co.uk](mailto:property@ljboyce.co.uk) call 01803 852736

This well-presented three-bedroom mid-terrace home has recently been refreshed throughout, creating an ideal blank canvas for its next owners. It is situated in one of Brixham's most sought-after residential locations, offering excellent access to the town centre and harbour via a short walk down Ranscombe Road, with Berry Head Country Park quite literally on the doorstep.

A wide range of local amenities are close at hand, including Brixham Swimming Pool, the Rugby Club and Brixham AFC. A highly regarded primary school with pre-school provision and Brixham College are both just a five-minute level walk away, while a CO-OP convenience store and a popular bus route are also within easy reach.

The property is approached from a quiet cul-de-sac and opens into an entrance porch with a useful ground-floor WC. This leads through to a particularly light and airy open-plan living space, incorporating a dining area and kitchen. The kitchen offers ample storage, good natural light and a handy pantry cupboard beneath the stairs, and would now benefit from minor cosmetic updating. The lounge is a generously sized and versatile room, enjoying a southerly aspect and opening directly onto the rear garden via fully glazed sliding patio doors.

To the first floor are three well-proportioned bedrooms, comprising two doubles and a single. Both double bedrooms benefit from built-in storage and pleasant open outlooks especially to the rear with a beautiful rural view, with the front bedroom also enjoying a little sea peep!. The third bedroom is small and works well as a home office or study. A family bathroom with a clean white suite serves the first floor.

Externally, the property enjoys access to attractively maintained communal grounds, along with a private, fully enclosed rear garden. South-facing and sun-filled throughout the day, the garden is predominantly laid to patio, with a vacant border offering scope for planting and personalisation.

There is ample unallocated parking to the front of the property, uPVC double glazing throughout, and a modest £5 per month charge for the upkeep of the communal areas, which are immaculately maintained year-round.

Offered to the market with immediate vacant possession and no onward chain, this property would ideally suit first-time buyers, investors, second-home purchasers or families alike. Internal viewing is highly recommended.

**Council Tax Band: B**



- Three Bedroom Family House
- Recently Freshened-Up Throughout
- Lovely Open Views

- South Facing Rear Garden
- Popular & Convenient Location
- Offered With No Onward Chain

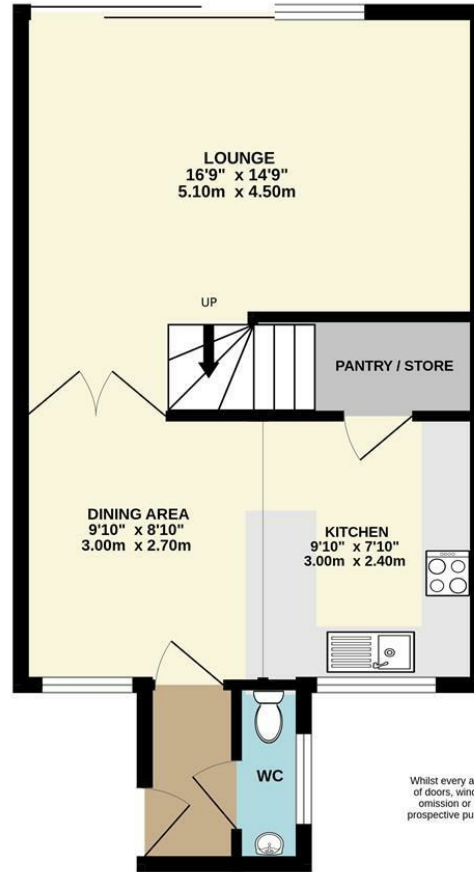


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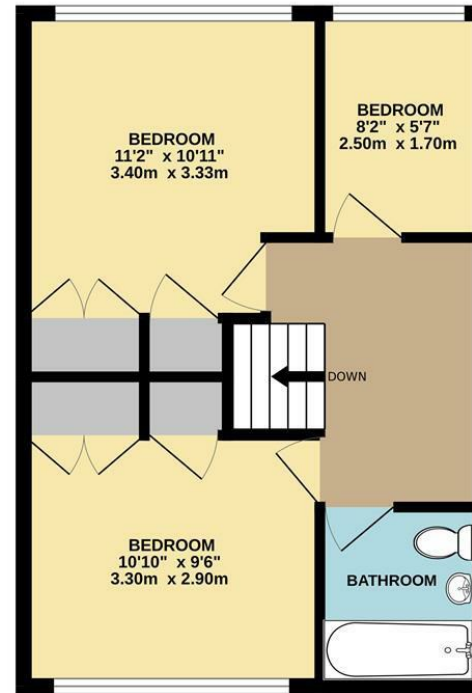


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GROUND FLOOR  
450 sq.ft. (41.8 sq.m.) approx.



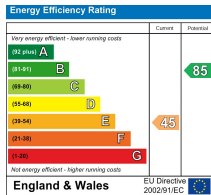
1ST FLOOR  
412 sq.ft. (38.3 sq.m.) approx.



TOTAL FLOOR AREA: 862 sq.ft. (80.1 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: E



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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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