



24 Glenmore Road, Brixham, Devon, TQ5 9BT
Freehold House - Terraced
£265,000

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This beautifully presented Victorian home has been thoughtfully and sensitively modernised by the current owners, seamlessly blending contemporary comfort with its original period character and charm. Situated on a very popular central residential road, the property occupies a peaceful yet incredibly convenient position, just moments from the heart of this vibrant coastal town.

The harbour, town centre, and an excellent range of amenities are all within a short, level walk, offering the perfect balance of tranquillity and connectivity — ideal for both full-time family living and a stylish coastal retreat.

Externally and internally refurbished, the house now presents a clean, contemporary finish with a sophisticated neutral palette that beautifully enhances the original features. The result is a bright, airy, and immensely welcoming home with a cohesive design throughout, allowing any buyer to move straight in and enjoy effortless living.

The accommodation is generously proportioned and thoughtfully laid out. An elevated position above the road provides excellent privacy, particularly to the front-facing rooms. A spacious entrance hallway creates an inviting first impression, leading through to a comfortable dual-aspect through lounge diner — both areas ideal for relaxed family living and entertaining. The kitchen, positioned conveniently off the dining area, opens directly onto the rear courtyard, while a ground-floor WC offers additional flexibility and could easily be adapted into a useful utility space if required.

On the first floor, there are two generous double bedrooms served by a well-appointed family bathroom. The principal bedroom is particularly striking, featuring a large bay window that frames beautiful open views across the town and floods the room with natural light.

The top floor accommodates a further substantial bedroom with a dormer window overlooking the rear. This versatile space offers excellent potential and could, subject to individual requirements, be reconfigured to create two separate rooms, making it perfect as a principal suite, guest accommodation, or a dedicated home office.

To the rear lies a charming, sunny courtyard garden on two levels. Unusually, the property also owns the parcel of land on the level above, making it possible to build stairs up to this large third terrace as the neighbouring property has done, thereby tripling the useable garden space and allowing for enjoyment of sea views. This uncommonly large amount of garden space is a rare benefit for a property in this location. With residents' permit parking available and regular bus services nearby, this is a rare opportunity to acquire a turn-key, impeccably presented home in a prime coastal location.

Council Tax Band: B

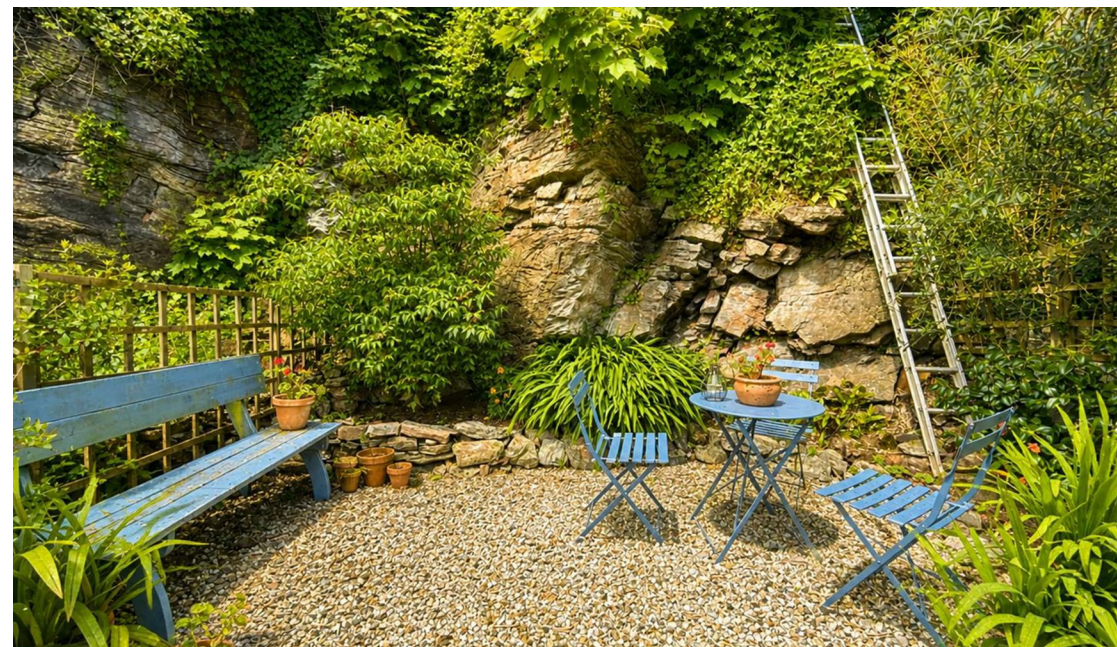
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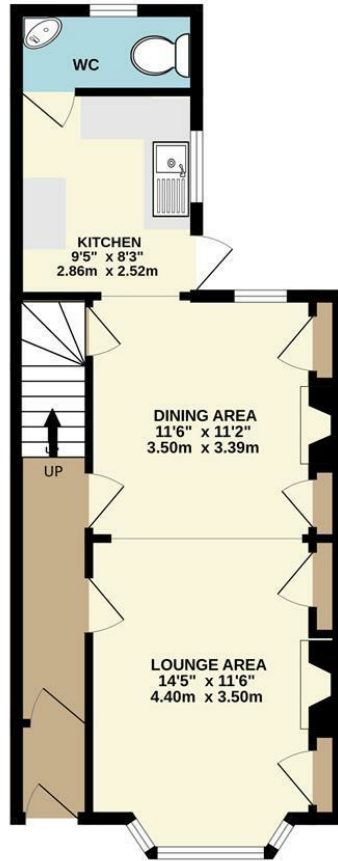
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- Thoughtfully modernised with period charm
 - Moments from harbour and town centre
 - Three versatile double bedrooms
 - Residents Permit Parking
- Beautifully restored Victorian family home
 - Bright, airy and move-in ready
 - Low-maintenance courtyard garden
 - Spacious open plan living





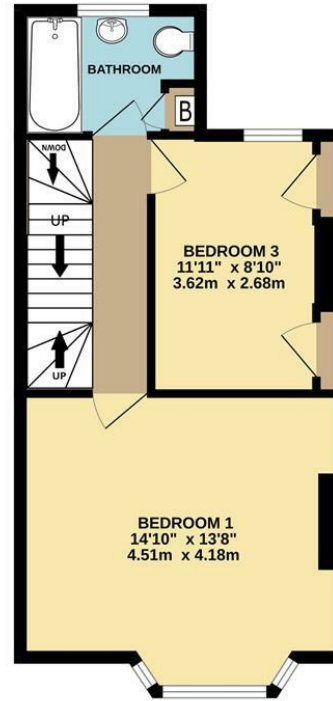
GROUND FLOOR
463 sq.ft. (43.0 sq.m.) approx.



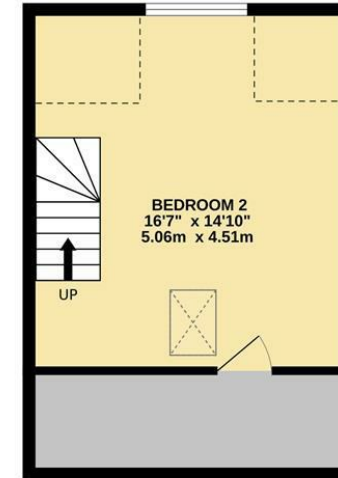
TOTAL FLOOR AREA : 1185 sq.ft. (110.1 sq.m.) approx.

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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1ST FLOOR
405 sq.ft. (37.7 sq.m.) approx.



2ND FLOOR
316 sq.ft. (29.4 sq.m.) approx.



Current EPC Rating: D

Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(91-100) A		
(81-90) B		
(69-80) C		
(55-68) D	65	75
(49-54) E		
(39-48) F		
(21-38) 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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