



Ocean Escape, 77 Ranscombe Road, Brixham, Devon, TQ5 9UW
Freehold House
Price Guide £439,950

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Ocean Escape is an exceptional Victorian terraced home, beautifully refurbished throughout to an outstanding standard while retaining its original charm and character. Ideally positioned within easy walking distance of Brixham Harbour, the Marina, town centre, Berry Head Country Park, Shoalstone Lido, the South West Coast Path and local amenities, the location is as impressive as the property itself.

A welcoming entrance hall leads to a spacious bay-fronted lounge/dining room, where high ceilings, abundant natural light and delightful harbour views create a superb living space. French doors open onto the rear terrace, while the luxury shaker-style kitchen features quartz worktops, integrated Neff appliances and an adjoining snug/breakfast area. A separate utility room and ground floor WC complete the accommodation.

The first floor offers a generous principal bedroom with harbour views, a versatile fourth double bedroom ideal as a home office or dressing room, and a stunning oversized family bathroom with freestanding bath and separate shower. The second floor provides two further double bedrooms, including a spacious guest suite with panoramic sea views across Torbay towards Exmouth and an en-suite shower room.

Outside, the property enjoys a newly installed composite deck to the front, ideal for morning coffee, while the rear features three superb terraced seating areas finished with quality composite decking and glass balustrades, creating private, sunny spaces perfect for entertaining and relaxing.

This outstanding home can also include all fixtures and fittings, providing a rare opportunity to purchase a fully furnished, turnkey property in one of Brixham's most desirable locations.

Council Tax Band: C



- Stunning Victorian House
- Extremely High Quality Throughout
- Three Sleek Decked Areas

- Very Close To Harbour & Town
- Furniture & Fittings Included
- Freehold / Council Tax C

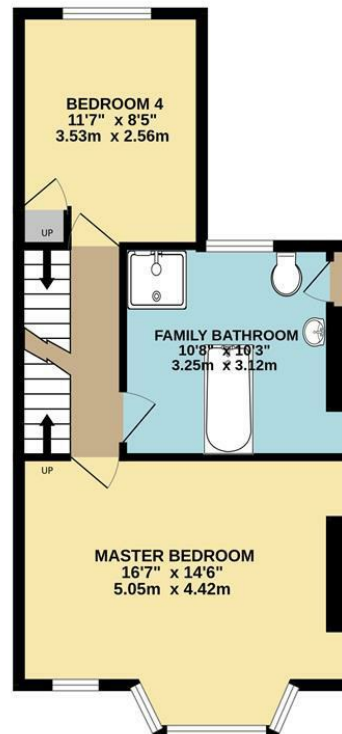




Floor Plan Details:

- KITCHEN:** 13'9" x 6'7" (4.20m x 2.00m). Includes a WC and a UTILITY area.
- SNUG / BREAKFAST ROOM:** 11'5" x 7'5" (3.48m x 2.26m).
- DINING AREA:** 10'3" x 10'3" (3.12m x 3.12m). Includes a staircase labeled "UP".
- LOUNGE:** 15'0" x 12'2" (4.57m x 3.71m).

1ST FLOOR



DOWN

BEDROOM 3
 10'9" x 9'5"
 3.27m x 2.87m

BEDROOM 2
 13'0" x 9'1"
 3.96m x 2.77m

BATH
 5'0" x 7'6"
 1.52m x 2.29m

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-40) G		62	81
Not energy efficient - higher running costs			
England & Wales EU Directive 2002/91/EC			



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