



37 Greenwood Road, Brixham, Devon, TQ5 9HN  
Freehold House - Terraced  
£299,950

**boyce**brixham  
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A BEAUTIFULLY PRESENTED FOUR-BEDROOM FAMILY HOME ARRANGED OVER THREE FLOORS, OFFERING SPACIOUS AND VERSATILE ACCOMMODATION, A STYLISH MODERN KITCHEN, TWO RECEPTION ROOMS AND AN ENCLOSED REAR GARDEN, ALL WITHIN EASY REACH OF BRIXHAM TOWN CENTRE AND HARBOUR.

Situated in a convenient and popular residential location, this attractive family home blends character features with modern improvements to create a welcoming and spacious living environment. The accommodation is arranged over three floors, making it ideal for growing families or those seeking additional space to work from home.

An entrance hall with traditional tiled flooring leads to a bright bay-fronted lounge, while a second reception room offers flexible space for dining, family living or entertaining. To the rear, the smartly fitted kitchen/dining room provides an excellent range of contemporary units with wooden work surfaces and ample space for everyday living. Sliding doors open directly onto the rear garden, while a ground floor cloakroom adds further practicality.

The first floor hosts three well-proportioned bedrooms, including a generous principal bedroom with bay window and fitted storage. These rooms are served by a stylish family bathroom featuring both a separate bath and walk-in shower.

Occupying the top floor is an impressive loft room, currently used as a spacious fourth bedroom, offering a versatile space that could also serve as a home office, guest suite or hobbies room.

Outside, the property benefits from an enclosed rear garden designed for ease of maintenance, with a raised decked seating area and an attractive courtyard garden below, ideal for relaxing and entertaining.

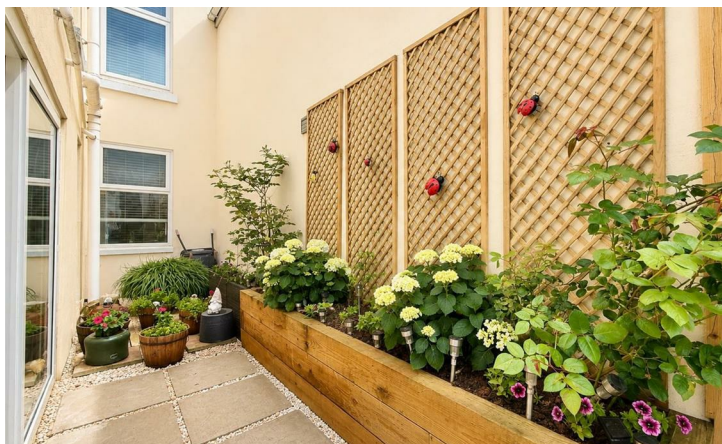
Conveniently located close to local schools, shops, bus services and Brixham's bustling harbour, this superb home offers an excellent opportunity to acquire a spacious and beautifully presented property in a sought-after location. There is gas central heating serviced by a modern, recently installed combination boiler. There is no parking with the property however there is street parking spaces available on Greenswood Road itself, as well as the surrounding area.

**Council Tax Band: C**



- Victorian Family House
- Four Double Bedrooms
- Sunny & Private Rear Garden

- Beautifully Presented Throughout
- Central & Convenient Location
- Freehold / Council Tax Band C

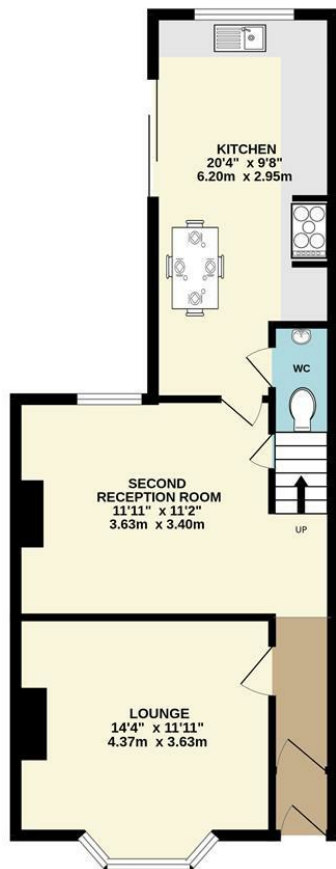


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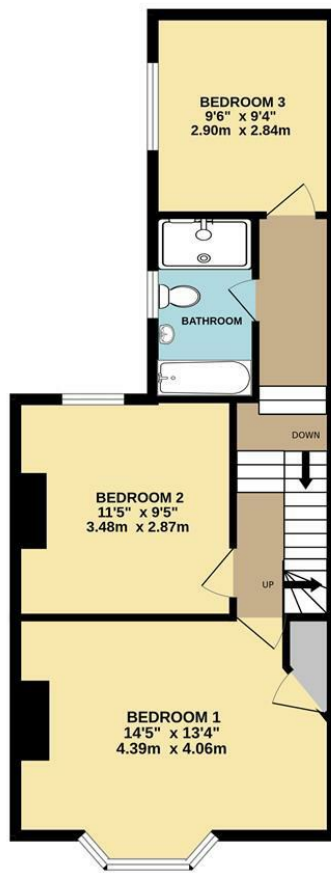


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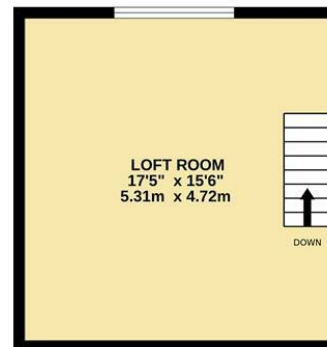
GROUND FLOOR  
540 sq.ft. (50.2 sq.m.) approx.



1ST FLOOR  
539 sq.ft. (50.1 sq.m.) approx.



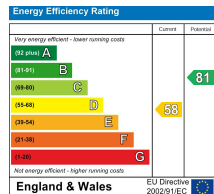
2ND FLOOR  
277 sq.ft. (25.7 sq.m.) approx.



TOTAL FLOOR AREA: 1356 sq.ft. (126.0 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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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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