



17 Mount Pleasant Road, Brixham, TQ5 9RP  
Freehold House - Terraced  
£289,950

**boyce**brixham  
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A beautifully presented Victorian three-bedroom mid-terraced home, ideally positioned on the historic Mount Pleasant Road in the heart of Brixham, just a short stroll from the bustling town centre and picturesque harbour.

This much-loved family home, cherished for nearly 30 years, offers an exceptional standard of presentation throughout, effortlessly blending period charm with modern enhancements. Approached via steps from the roadside, the property is introduced by an elevated front terrace with contemporary glass balustrading—an ideal spot to enjoy the afternoon sun and a wonderful first impression of what lies beyond.

Upon entering, you are welcomed into a spacious and stylish lounge/dining room, featuring quality flooring and a characterful fireplace, creating a warm and inviting living space. To the rear, the thoughtfully upgraded galley-style kitchen showcases sleek high-gloss cabinetry and premium worktops, with a cleverly designed niche housing the sink beneath a skylight—flooding the space with natural light.

The first floor hosts a well-appointed modern family bathroom, complete with a P-shaped bath and a large airing cupboard which accommodates the gas combi boiler. Two generous double bedrooms on this level reflect the property's Victorian proportions, both beautifully maintained and tastefully decorated.

Rising to the second floor, the impressive principal suite offers a superb retreat, with a dual-aspect double bedroom, extensive built-in wardrobe space, and a stylish en-suite shower room.

Externally, the rear garden is a true standout feature. Expertly landscaped over multiple tiers, the garden provides a series of defined and usable spaces, all enjoying far-reaching westerly views. A spacious patio area is perfect for outdoor dining and entertaining, whilst a further elevated patio section—with bar area and large store—offers a fantastic vantage point to relax and unwind.

Further benefits include rear access via a gate leading to Windmill Road, where additional on-street parking can be found, alongside parking available on Mount Pleasant Road. (Please note, the property itself does not include private parking.)

This is a rare opportunity to acquire a turnkey home of real quality and character, perfectly situated to enjoy all that vibrant Brixham has to offer.

**Council Tax Band: B**



- Superb 3-Bedroom House
- Great Mix Of Character & Modern
- Excellent Condition Throughout

- Close To Town/Harbour
- Incredible Rear Garden
- Freehold / Council Tax Band

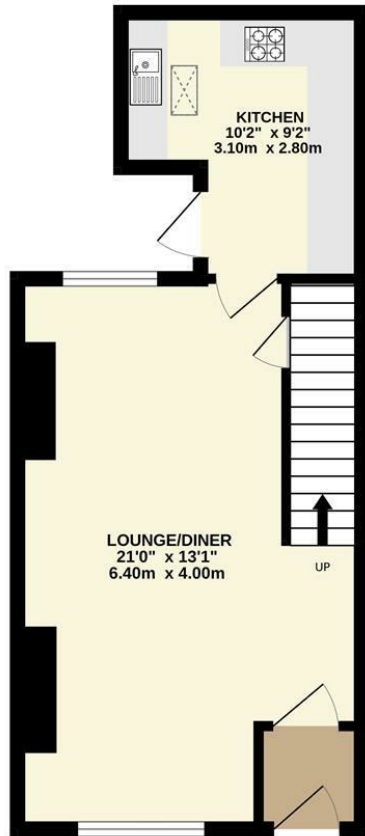


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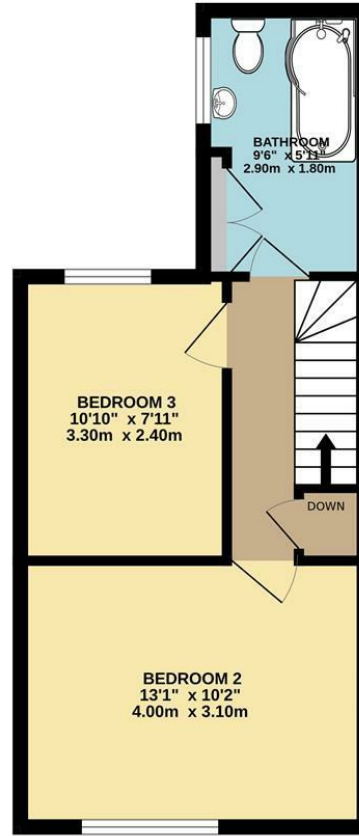


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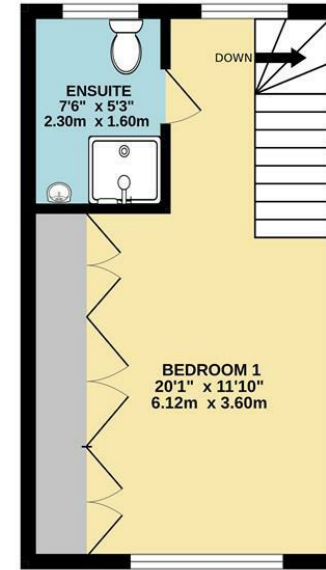
GROUND FLOOR  
344 sq.ft. (32.0 sq.m.) approx.



1ST FLOOR  
338 sq.ft. (31.4 sq.m.) approx.



2ND FLOOR  
247 sq.ft. (22.9 sq.m.) approx.



TOTAL FLOOR AREA : 929 sq.ft. (86.3 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:

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(91-100) <b>A</b>			
(81-90) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
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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