



South Furzeham Road, Brixham, TQ5 8JA



£259,950 Freehold



Situated in a sought-after position on South Furzeham Road, this substantial **FOUR BEDROOM PERIOD PROPERTY** enjoys an enviable location within easy walking distance of Furzeham Green, with pleasant routes leading either down to Brixham Harbour, the bustling town centre and marina, or in the opposite direction to Fishcombe Cove and the stunning South West Coast Path.

The property offers deceptively spacious accommodation arranged over four floors and presents an exciting opportunity for complete refurbishment. Offered for sale with **NO ONWARD CHAIN**, this is a genuine blank canvas with enormous potential for those seeking to create a bespoke coastal home.

The accommodation begins with an entrance hall at ground-floor level. From here, stairs descend to the lower ground floor where a generous lounge enjoys direct access to the rear garden via a glazed door. Outside, the garden comprises a low-maintenance patio area, with further steps leading down to a useful stone-built outhouse. To the rear of the lounge is the kitchen, which in turn leads through to a separate WC and a small courtyard. Steps from the courtyard provide an alternative route back to the front of the property.

Returning to the entrance level, there is a front-facing bedroom featuring built-in storage cupboards, while to the rear is a versatile second reception room that could serve as an additional lounge, dining room or generous bedroom. Patio doors open onto a balcony that enjoys attractive sea views.

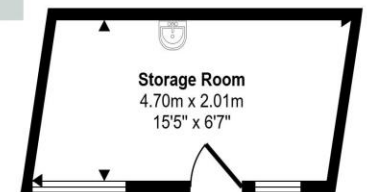
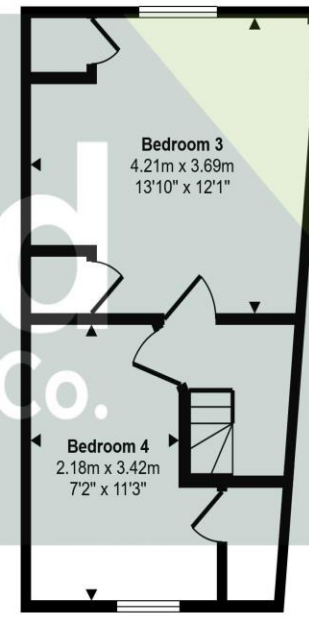
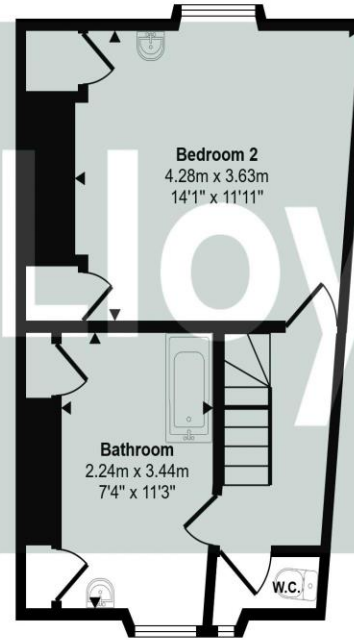
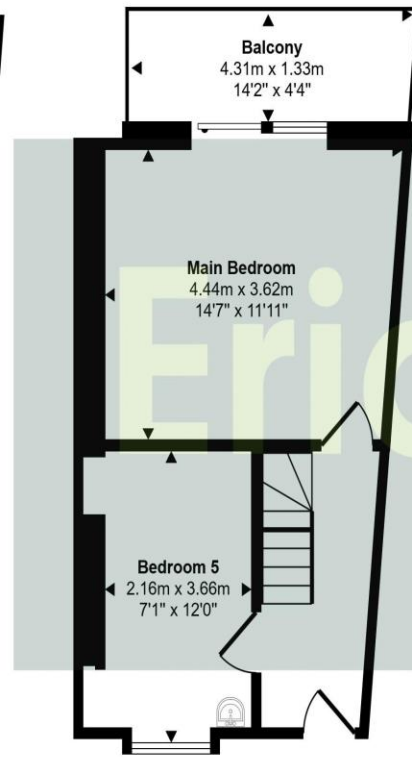
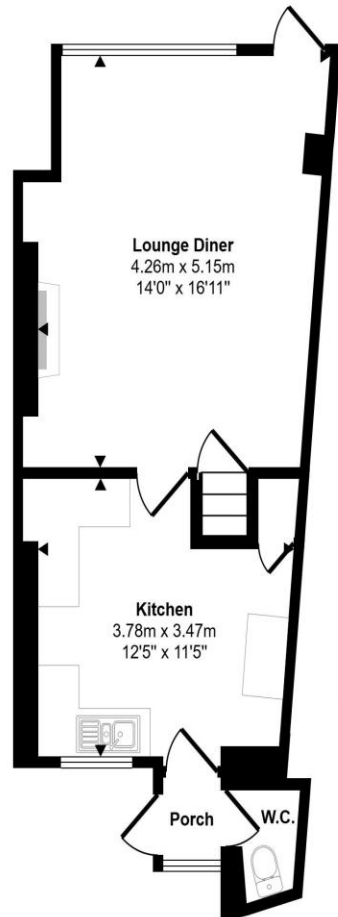
The second floor hosts a particularly spacious bathroom with built-in cupboards, complemented by a separate WC. Also on this level is the principal bedroom, a generous double room benefitting from built-in wardrobes, a wash hand basin and wonderful views across both the inner and outer marina.

The top floor provides two further bedrooms. The front-facing room is a smaller bedroom with a large built-in cupboard, this room houses the property's boiler. The rear bedroom enjoys built-in storage and boasts arguably the finest outlook in the house, taking in panoramic views across Brixham Harbour, the marina and out towards the open sea.

While requiring comprehensive modernisation throughout, the property's generous proportions, flexible layout and exceptional coastal views offer tremendous scope for improvement and value enhancement. Rarely do opportunities arise to acquire a home with such potential in this highly desirable location, making it an ideal project for developers, investors or purchasers looking to create a distinctive family residence close to the heart of Brixham.



Approx Gross Internal Area
143 sq m / 1535 sq ft



Storage Room
Approx 9 sq m / 94 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



ENERGY PERFORMANCE RATING: E

COUNCIL TAX BAND: C

AGENTS NOTES: This property is on all mains services. The Ofcom website indicates that there is mobile phone reception and broadband available at this address. This property might require a new broadband line.

VIEWINGS ARRANGEMENTS

Strictly by appointment through Eric Lloyd & Co

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