



Bolton Street, Brixham, TQ5 9DJ

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£230,000 Freehold

Situated in the heart of the ever-popular harbour town of Brixham, this charming and substantial **THREE BEDROOM, TWO RECEPTION** Victorian terraced home offering spacious and versatile accommodation arranged over three floors.

Ideally located within comfortable walking distance of the town centre, harbour, local shops and amenities, the property combines character features with practical family living, making it an excellent opportunity for growing families or those seeking a home with flexible working space.

The property is entered via an entrance vestibule leading into a reception hall, where the staircase rises to the first floor. To the front of the house is a generously proportioned lounge, full of character and featuring two recessed alcoves with fitted cupboards providing useful storage. A large window allows natural light to flood the room, creating a warm and inviting atmosphere.

Positioned behind the lounge is the separate dining room, an ideal space for entertaining or family meals. This attractive room benefits from French doors opening directly onto the enclosed courtyard garden, creating a pleasant indoor-outdoor connection during warmer months. A beautiful feature fireplace with open grate forms the focal point of the room, complemented by recessed shelving to either side which enhances both charm and practicality.

To the rear of the property is the kitchen, fitted with a range of wall and base units together with spaces for appliances. A door provides further access to the courtyard garden, while the extended rear section offers additional versatility, currently providing space for a breakfast table but equally suitable for conversion to a utility or informal seating.

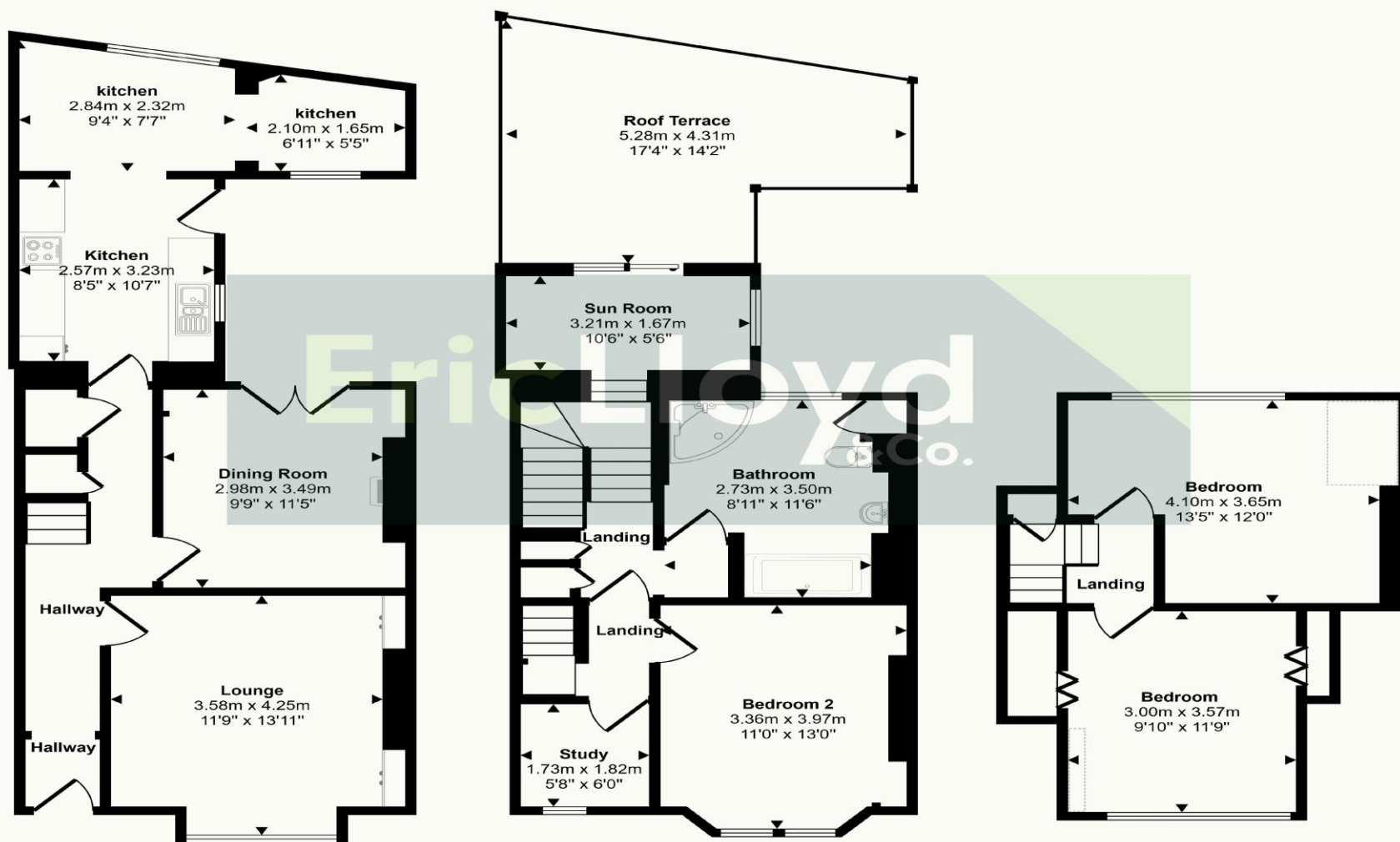
The first floor is arranged around a split-level landing and includes a delightful sun room to the rear, opening onto a roof terrace enjoying afternoon sunshine — an ideal spot for relaxing outdoors. Also on this floor is a spacious family bathroom fitted with a corner bath and double shower enclosure, while a useful linen cupboard houses the boiler supplying the central heating and hot water system.

The principal bedroom is positioned at the front of the property and is complemented by a further room ideal for use as a nursery, dressing room or home office. Occupying the second floor are two additional double bedrooms, both offering good proportions and flexibility for family living or guest accommodation.

Throughout the house there are numerous useful storage areas, adding to the practicality of this appealing home. Overall, the house is a characterful and deceptively spacious Victorian property offering adaptable accommodation in a convenient and sought-after residential location close to the centre of Brixham.



Approx Gross Internal Area
134 sq m / 1444 sq ft



Ground Floor
Approx 58 sq m / 623 sq ft

First Floor
Approx 45 sq m / 488 sq ft

Second Floor
Approx 31 sq m / 332 sq ft

□ Denotes head height below 1.5m

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: The Ofcom website indicates that standard, superfast and ultrafast broadband is available and that mobile performance is as follows: EE 82% / VODAPHONE 82% / O2 74% / THREE 71%

VIEWINGS ARRANGEMENTS

Strictly by appointment through Eric Lloyd & Co

01803 852773

42 Fore Street, Brixham, TQ5 8DZ
brixham@ericlloyd.co.uk

01803 844466

6 Churston Broadway, Broadsands TQ4 6LE
churston@ericlloyd.co.uk

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