



17 Elizabeth Avenue, Brixham, TQ5 0AY  
Freehold House - Terraced  
£220,000

**boyce**brixham  
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Nestled on the rural fringe of the charming fishing town of Brixham, this spacious four-bedroom mid-terraced house on Elizabeth Avenue presents a fantastic opportunity for families looking to create their ideal home. Set in a peaceful residential location with countryside walks and fresh sea air close by, the property offers generous internal proportions and excellent outdoor space, making it a rare find in this popular South Devon area.

The ground floor welcomes you with a light and bright entrance porch, a perfect spot for shedding coats and boots after exploring the nearby coast or countryside. From here, the home flows into a front-facing lounge that enjoys plenty of natural light and a relaxing outlook. To the rear, the kitchen is a good size, offering ample space for dining and enjoying lovely green views over the garden beyond. A downstairs WC and a useful storage cupboard add practicality to the layout.

Upstairs, the property really comes into its own, boasting four generously sized bedrooms. Cleverly designed to make use of the space above the shared pathway at ground level, the home offers more—and larger—bedrooms than similar properties in the area. Bedroom One is especially spacious, with plenty of room for wardrobes or even the potential to add an ensuite, should a new owner wish to reconfigure. A centrally located family bathroom serves all four rooms from the landing.

Outside, the front garden is gently terraced and offers potential to be adapted for off-road parking, subject to the necessary permissions. However, the rear garden is particularly impressive—stretching back around 20 metres in length. While now in need of a tidy-up, the space is sunny, peaceful, and brimming with potential for landscaping, entertaining, or family play. The quiet setting makes it feel like a true escape.

Now vacant and offered with no onward chain, the property seems structurally sound but would benefit from refurbishment throughout. Gas central heating and UPVC double glazing. This is an ideal purchase for buyers looking to add value and personalise a home to their taste. With spacious accommodation, great outdoor space, and a superb location on the edge of town, this is a rare and exciting opportunity in the Brixham market.

**Council Tax Band: B**



- Four Bedroom Family Home
- Freehold
- Council Tax Band B

- Ample Street Parking
- Large & Sunny Rear Garden
- Offered With No Onward Chain

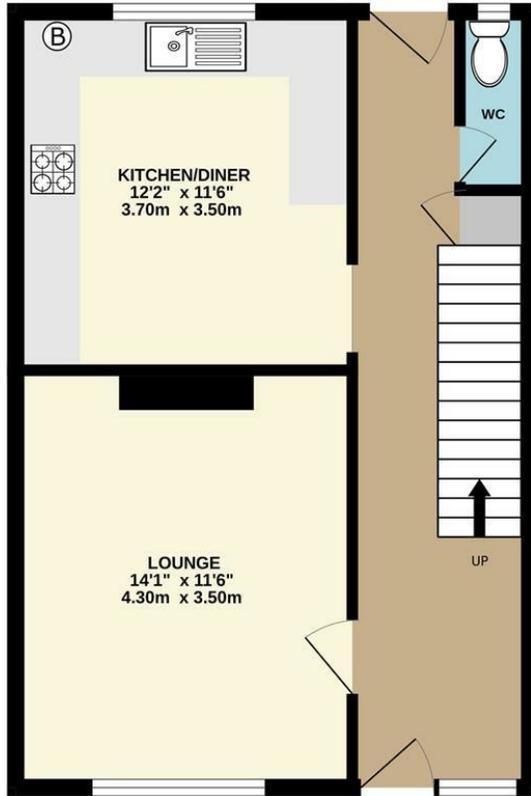


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GROUND FLOOR  
455 sq.ft. (42.3 sq.m.) approx.



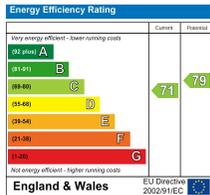
1ST FLOOR  
564 sq.ft. (52.4 sq.m.) approx.



TOTAL FLOOR AREA : 1019 sq.ft. (94.7 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: C



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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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