



6 Rocklands Terrace Lower Manor Road, Brixham, TQ5 8HE
Freehold House - End Terrace
Asking Price £295,000

boycebrixham
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Offered for sale for the first time since 1991, this much-loved property has been a cherished family home for over 35 years. It now presents a rare opportunity for new owners to acquire a substantial Victorian terraced house in the heart of Brixham, ideally positioned just moments from the town's amenities while enjoying a slightly more peaceful setting.

Arranged over three floors, the property offers spacious and versatile accommodation throughout. While it would benefit from a programme of modernisation, it retains many original period features, giving it a warm and characterful feel and providing excellent potential for enhancement while preserving its charm.

The ground floor accommodation comprises a welcoming lounge to the front, a separate dining room, and a cosy snug lounge to the rear. This leads through to a pantry and a convenient downstairs WC, with a galley-style kitchen situated to the side. The layout offers flexibility and scope for reconfiguration, subject to a buyer's requirements.

From the ground floor, there is access to a small lower courtyard area, which provides a manageable outdoor space. Steps lead up to the main rear garden, where there is a greenhouse, a small herb planting area, and ample space for a bistro-style seating set—ideal for enjoying the outdoors without the upkeep of a larger garden.

On the first floor, the property benefits from three bedrooms, including two good-sized doubles and a single box bedroom, along with a family bathroom positioned to the rear. Stairs rise to the second floor, where two further bedrooms can be found, including an additional double and a single room, offering flexible accommodation for family or guests.

Externally, the front terrace enjoys a sunny, open aspect and provides a pleasant spot to sit and watch the world go by. To the rear, the elevated garden area also benefits from access to a rear road, where on-street parking is available. Overall, this is a fantastic opportunity to acquire a characterful home with excellent potential in a highly desirable Brixham location.

Council Tax Band: B



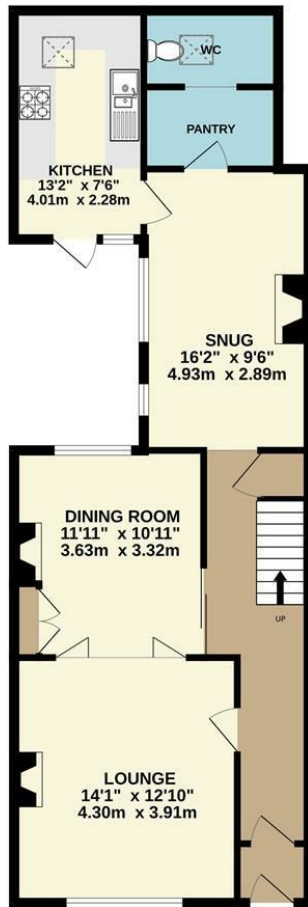
- First time for sale since 1991
- Gas central heating
- Central yet quiet Brixham location

- Spacious three-storey Victorian family home
- Rear garden with greenhouse and seating
- Requires modernisation with great potential



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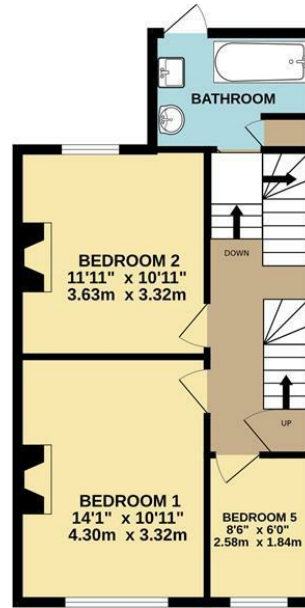




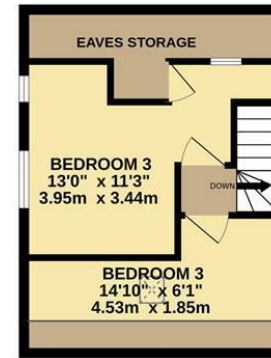
GROUND FLOOR
747 sq.ft. (69.4 sq.m.) approx.

TOTAL FLOOR AREA : 1530 sq.ft. (142.1 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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1ST FLOOR
489 sq.ft. (45.4 sq.m.) approx.



2ND FLOOR
293 sq.ft. (27.2 sq.m.) approx.

Current EPC Rating: F

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92-100) A		
(81-91) B			
(69-80) C			
(55-68) D			68
(39-54) E		38	
(21-38) F			
(1-20) G			
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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