

55 NEW ROAD  
BRIXHAM



MARCHANT PETIT

COASTAL, TOWN & COUNTRY



## 55 NEW ROAD, BRIXHAM

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A most attractive four-bedroom period home set in a level and highly convenient position, just a short stroll from the town centre, local amenities and Brixham's picturesque waterfront. Deceptively spacious, the property is a beautifully presented well-balanced home that feels bright, welcoming and thoughtfully arranged throughout.

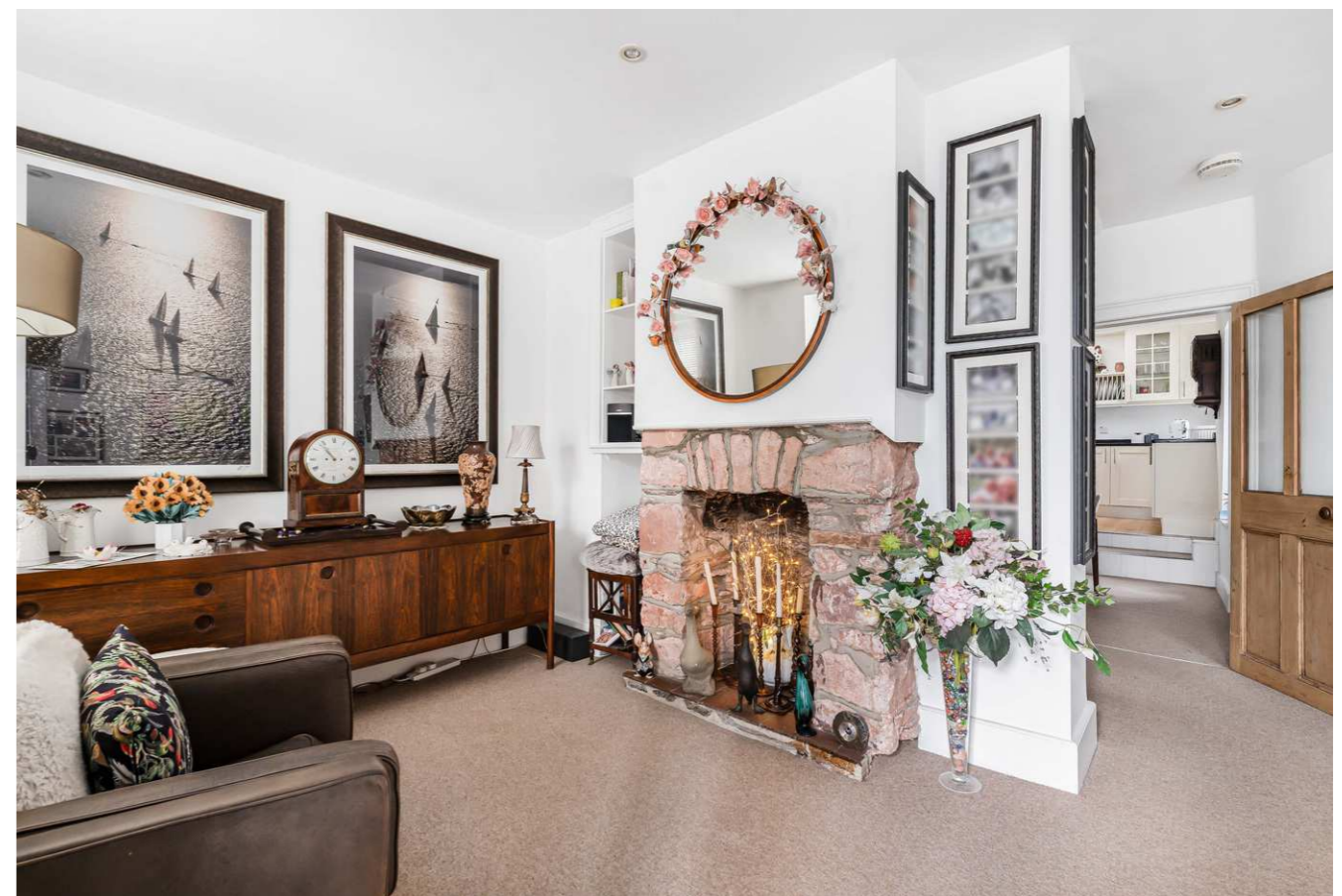
The ground floor offers a generous living room stretching across the full width of the house, filled with natural light from two sash windows. Originally two separate rooms, it has been opened up to create a more sociable space while still retaining character through features such as a stone fireplace and built-in shelving, and with space for a study area. To the rear, the kitchen and dining area provides a practical family hub, with ample room for dining and a slightly elevated kitchen space fitted with a range of units, granite worktops and a range-style cooker. A useful utility area and rear access add to the everyday functionality.

Upstairs, the accommodation is spread across two floors, giving a nice sense of separation and privacy. The principal bedroom mirrors the living room below, spanning the front of the house and benefiting from plenty of light. There is also a smaller fourth bedroom on this level, ideal as a nursery, study or guest room, along with a stylish family bathroom featuring a freestanding roll-top bath and separate walk-in shower. The top floor provides two further bedrooms, both with built-in storage, as well as an additional shower room.

Outside, the property continues to impress with a surprisingly generous amount of parking to the front, a real benefit in such a central and level location. A raised terrace creates a pleasant seating area, while to the rear there is an enclosed courtyard garden with a shed and rear access lane to Lower Manor Road.

Overall, this is a well-presented home that successfully combines period charm with modern practicality, offering flexible space that would suit family life perfectly, all within easy reach of everything the town has to offer.

Brixham is a charming coastal town in Devon, located at the southern tip of Torbay, just a short drive from Torquay and Paignton. Famous for its bustling fishing harbor, colorful waterfront, and historic charm, Brixham offers fresh seafood, scenic cliff walks, and a friendly atmosphere. With its maritime heritage, local shops, and vibrant festivals, it's a perfect blend of relaxation and adventure for visitors exploring Torbay.





## KEY FEATURES

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- Attractive four-bedroom period family home
- Level and convenient location close to town and waterfront
- Spacious living room spanning the full width of the house with study area potential
- Kitchen/dining room with separate utility area
- Four bedrooms arranged over two upper floors
- Family bathroom with roll top bath and additional en suite shower room
- Off-road parking to the front for several vehicles





# PROPERTY DETAILS

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## Property Address

55 New Road, , Brixham, Devon, TQ5 8NL

## Services

Mains electricity gas water and drainage. Gas fired central heating

## EPC Rating

Current: E, Potential: B

## Council Tax Band

C

## Tenure

Freehold

## Authority

Torbay Council

## Fixtures & Fittings

All items in the written text of these particulars are included in the sale. All others are expressly excluded regardless of inclusion in any photographs. Purchasers must satisfy themselves that any equipment included in the sale of the property is in satisfactory order.

## Directions

Head north on the A379 toward Kingswear taking the ferry. Follow the A379 and as you approach Brixham, continue on A379/Brixham Road toward the town centre. Turn left onto New Road. Continue for a short distance and 55 New Road will be on your right.

## Viewing

Strictly by appointment with the sole agents, Marchand Petit, Dartmouth. Tel: 01803 839190.



IMPORTANT NOTICE 1. These particulars are for guidance only. They are prepared and issued in good faith and are intended to give a fair description of the property, but do not constitute part of an offer or contract. 2. Any description or information given should not be relied on as a statement or representation of fact that the property or its services are in good condition. Neither Marchand Petit, nor any of its employees, has any authority to make or give any representation or warranty whatsoever in relation to the property. 3. The photographs show only certain parts and aspects of the property at the time they were taken. Any areas, measurements or distances given are approximate only. 4. Any reference to alterations to, or use of, any part of the property is not a statement that any regulations or other consent has been obtained. These matters must be verified by any intending purchaser. 5. Descriptions of a property are inevitably subjective, and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. If any points of particular importance need clarifying before viewing, please do not hesitate to contact our office. MONEY LAUNDERING REGULATIONS - Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.

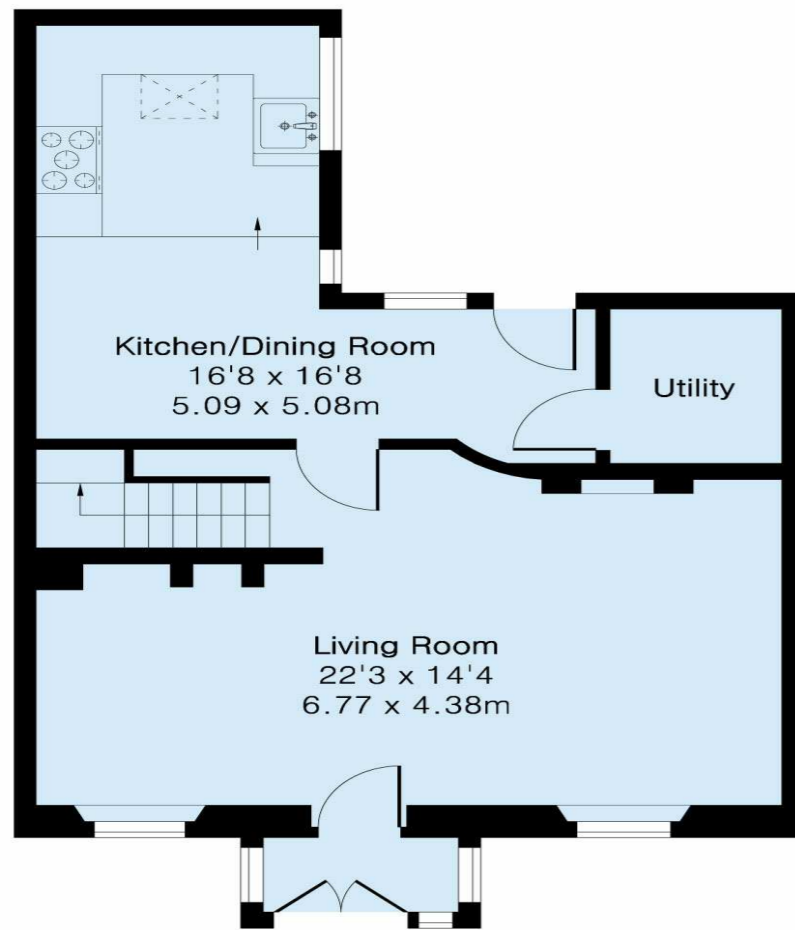
# FLOOR PLAN

**Approximate Gross Internal Area 1427 sq ft - 133 sq m**

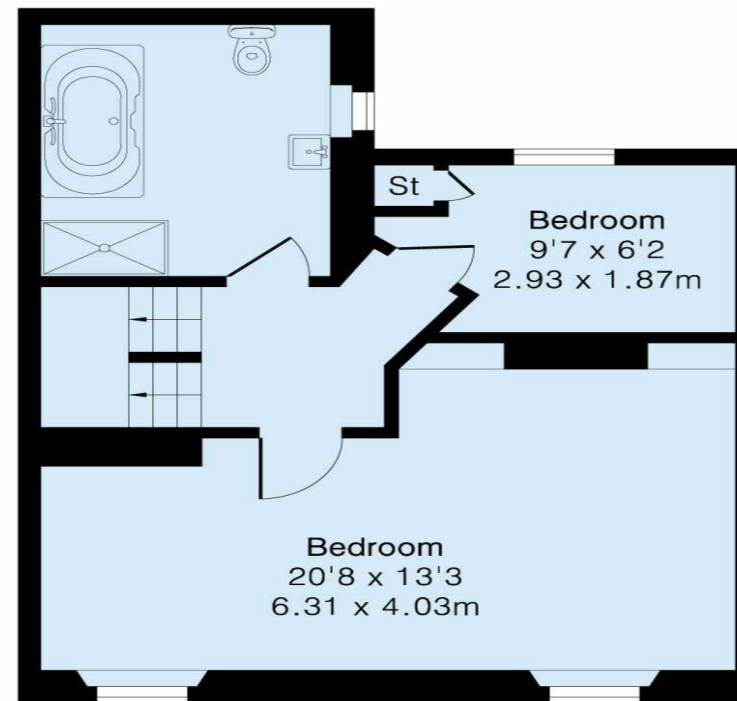
Ground Floor Area 567 sq ft – 53 sq m

First Floor Area 471 sq ft – 44 sq m

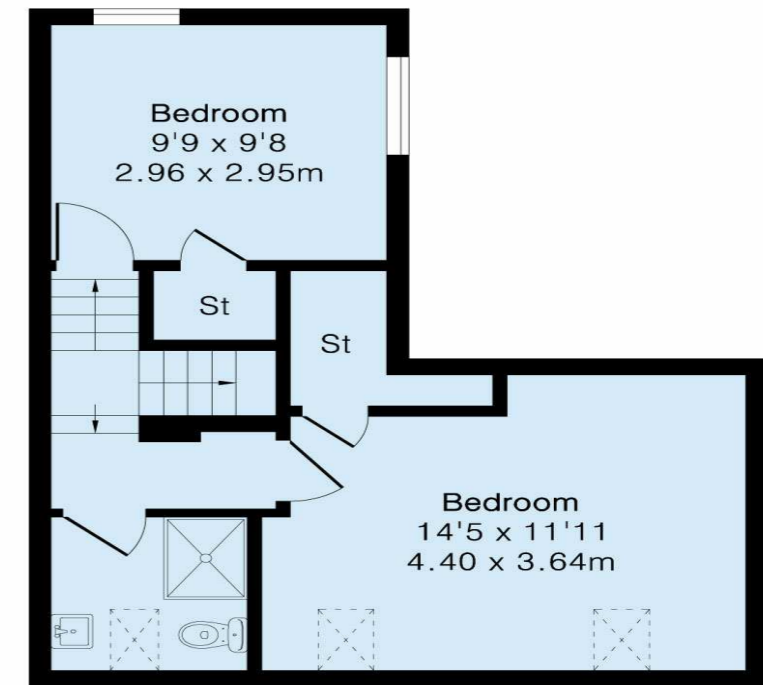
Second Floor Area 389 sq ft – 36 sq m



Ground Floor



First Floor



Second Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.





MARCHAND PETIT

COASTAL, TOWN & COUNTRY

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