



46 Bolton Street, Brixham, TQ5 9DH  
Freehold House - Terraced  
Asking Price £245,000

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Situated within easy reach of Brixham's bustling harbour, town centre and local amenities, this substantial four-bedroom family home offers generous and versatile accommodation arranged over three floors. Having been previously tenanted, the property would now benefit from some cosmetic attention in places, presenting an excellent opportunity for buyers to personalise the space to their own tastes. Now vacant the property is chain free and ready to go.

The ground floor centres around a spacious lounge and dining room, providing an excellent everyday living space with ample room for both comfortable seating and a family dining table. Large windows allow plenty of natural light to enter, creating a bright and welcoming atmosphere throughout.

The kitchen is fitted with a modern range of units and offers practical workspace and storage for day-to-day living. Positioned conveniently alongside the main living accommodation, it provides a functional and well-arranged space that will suit a wide variety of buyers.

Arranged over the upper floors are four genuine double bedrooms, a feature that is increasingly difficult to find within this price range. The principal bedroom benefits from its own en-suite shower room, while the remaining bedrooms are all well-proportioned and served by a modern family bathroom.

Outside, the property enjoys a private courtyard and raised terrace area, creating a useful outdoor space for relaxing, entertaining friends or enjoying the warmer months. The relatively low-maintenance nature of the garden is likely to appeal to busy households and those seeking a lock-up-and-leave property.

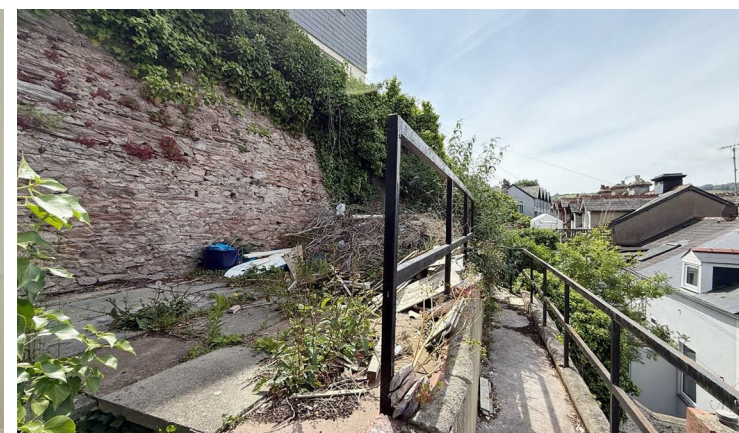
Offering excellent bedroom accommodation, spacious reception space and a highly convenient location close to the amenities and attractions of Brixham, this property represents an excellent opportunity for buyers seeking a sizeable family home with scope to further enhance and add value.

**Council Tax Band: C**



- Terraced House - Freehold
- Spacious Open Plan Living
- Family Bathroom & En Suite

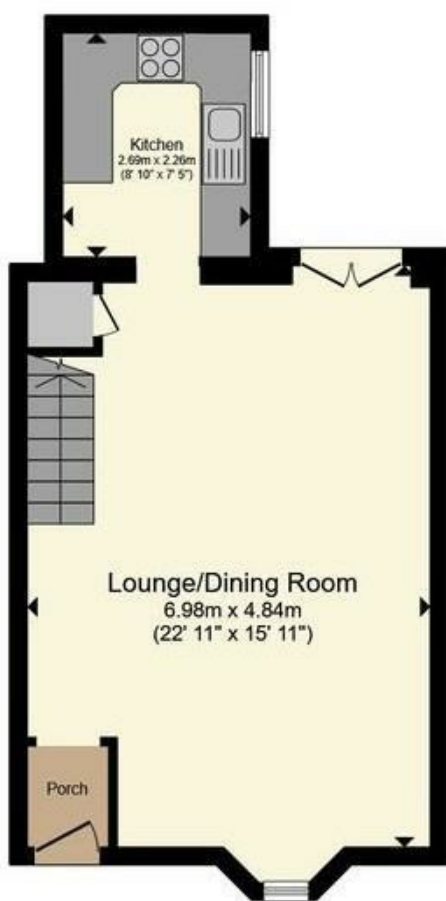
- 4 Good Size Bedrooms
- Courtyard Garden
- No Onward Chain - Council Tax Band C



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**Ground Floor**



**First Floor**

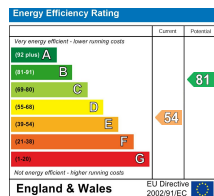


**Second Floor**

Total floor area 116.1 m<sup>2</sup> (1,250 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

Current EPC Rating: E



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