



Mount Pleasant Road, Brixham, TQ5 9RP

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£225,000 Freehold

A spacious property situated in Brixham.



Situated on the ever-popular Mount Pleasant Road in Brixham, this spacious three-bedroom terraced property presents an excellent opportunity for buyers seeking a home with character and the potential to create a truly impressive residence. Requiring refurbishment throughout, the property offers generous accommodation arranged over three floors and is ideally located within easy reach of the town centre and local amenities.

The ground floor welcomes you into a good-sized living room positioned at the front of the property, featuring an original fireplace that provides a charming focal point and reflects the home's period character. Moving through the property, there is a separate dining area, ideal for family meals and entertaining, with doors opening directly onto a small, enclosed courtyard, creating a pleasant outdoor space for relaxing or al fresco dining.

To the rear of the property is a particularly long and spacious kitchen, offering ample room for a full range of white goods and extensive storage. The kitchen also benefits from a useful larder and access to a small rear ladder area, providing additional practicality and storage potential. Stairs rise to the first floor, where a generously proportioned family bathroom can be found.

The bathroom is fitted with a bath, separate shower, wash basin and WC, offering excellent space for modern family living. Also on this floor, at the front of the property, is a large double bedroom featuring an attractive fireplace, adding further character and charm.

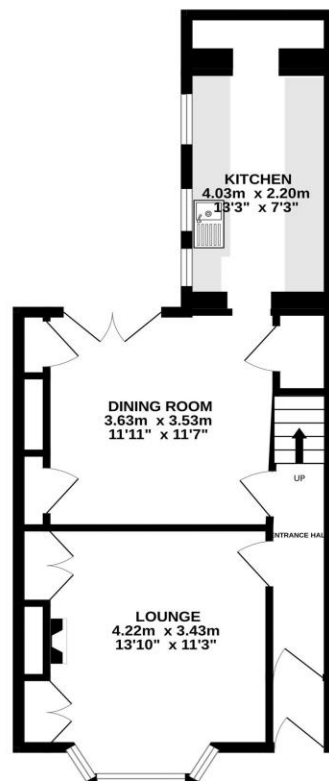
Continuing to the second floor are two further well-sized bedrooms. Both rooms benefit from skylights within the roof, allowing plenty of natural light to flood the space and creating bright and comfortable accommodation. The property's staircases are of a good size, contributing to the overall sense of space throughout the home.

With gas central heating and double glazing already in place, the property provides a solid foundation for refurbishment and modernisation. Offering spacious accommodation, original features and tremendous scope for improvement, this home represents an exciting opportunity for investors, developers or buyers looking to create a family home tailored to their own tastes and requirements.

Conveniently situated close to the town centre, local shops, schools and transport links, this property combines location, character and potential, making it a highly appealing prospect for those seeking a rewarding renovation project.



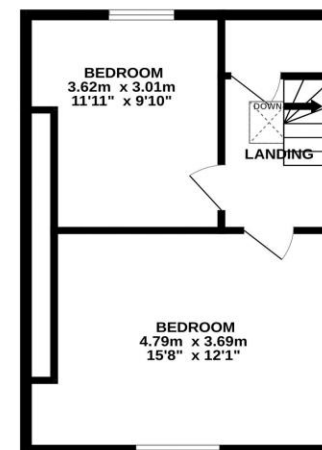
GROUND FLOOR
45.9 sq.m. (494 sq.ft.) approx.



1ST FLOOR
35.0 sq.m. (377 sq.ft.) approx.



2ND FLOOR
35.0 sq.m. (377 sq.ft.) approx.



TOTAL FLOOR AREA: 116.0 sq.m. (1248 sq.ft.) 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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ENERGY PERFORMANCE RATING: D

COUNCIL TAX BAND: B

AGENTS NOTES: The ofgem websites suggests broadband and mobile coverage is available.

VIEWINGS ARRANGEMENTS

Strictly by appointment through Eric Lloyd & Co

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