



66 Bolton Street, Brixham, TQ5 9DP  
Freehold House - Terraced  
£229,000

**boyce**brixham  
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Situated within one of Brixham's most convenient and central locations, this spacious and versatile four-bedroom terraced home enjoys a superb position on Bolton Street, just a short and gentle walk from the bustling harbour, waterfront restaurants, shops and town centre amenities. Offering generous accommodation arranged over three floors, the property combines period charm with flexible living space, making it an ideal home for families, those seeking additional reception space, or buyers looking for a property with scope to further personalise and enhance.

The property is approached via a traditional entrance hall which immediately sets the tone for the character found throughout the home. The principal living accommodation comprises a large, light-and-bright lounge opening through into the dining area, creating an excellent sociable space equally suited to everyday family life or entertaining guests. Large windows allow natural light to flow through the room, whilst the traditional proportions give the home a warm and welcoming feel.

To the rear of the ground floor sits a good-sized kitchen offering ample cupboard and worktop space, with direct access out to a covered courtyard area. This useful space provides excellent dry storage potential whilst also lending itself to being transformed into a pleasant sheltered seating area or utility space. The first floor offers two generous double bedrooms, including an impressive principal bedroom positioned to the front of the property. A large family bathroom is situated to the rear and serves this floor comfortably. Occupying the top floor are two further double bedrooms, with the front room currently utilised as an additional reception room or sitting room, enjoying attractive open views through a large picture window — a particularly appealing and versatile feature of the home.

Outside, the rear garden is arranged for ease of maintenance whilst benefiting from a particularly sunny aspect, creating a pleasant outdoor space to relax or entertain. The garden also enjoys gated rear access directly onto Windmill Hill, where freely available street parking can typically be found, noting the property itself does not have private parking.

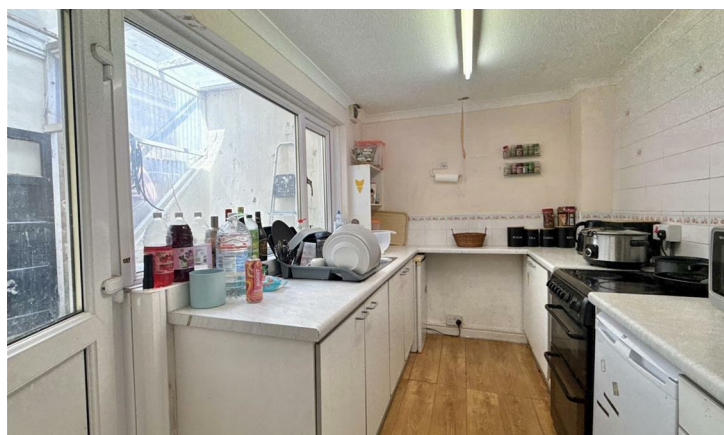
The property has benefitted from some recent improvements, including a brand-new flat roof above the bathroom, whilst still offering scope for cosmetic refreshment and further enhancement to suit a buyer's own tastes and requirements. Further benefits include gas central heating and uPVC double glazing throughout.

**Council Tax Band: C**



- Four Bedroom Family Home
- Spacious Period Property
- With Scope For Refurbishment

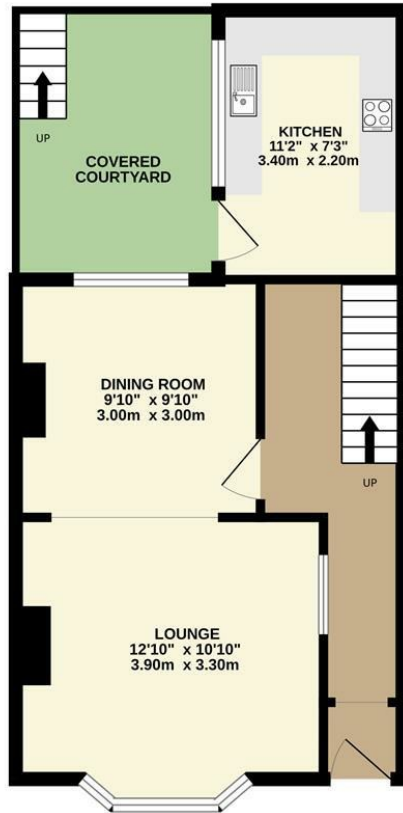
- Central & Convenient Location
- Sunny Rear Garden & Courtyard
- Freehold / Council Tax Band C



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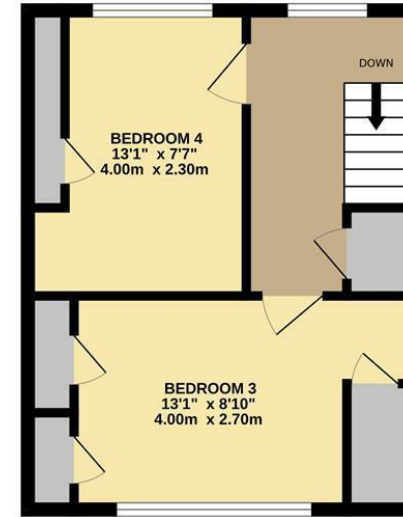
GROUND FLOOR  
416 sq.ft. (38.7 sq.m.) approx.



1ST FLOOR  
408 sq.ft. (37.9 sq.m.) approx.



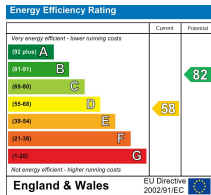
2ND FLOOR  
333 sq.ft. (30.9 sq.m.) approx.



TOTAL FLOOR AREA : 1156 sq.ft. (107.4 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: D



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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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