



16 Glenmore Road, Brixham, TQ5 9BT  
Freehold House - Terraced  
£225,000

**boyce**brixham  
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Located on sought-after Glenmore Road, just a short stroll from the bustling town centre and picturesque harbour of Brixham, this three-bedroom Victorian terrace offers a superb blend of period character and modern convenience. Set within easy reach of the vibrant waterfront, independent shops and eateries that make this South Devon coastal town so popular, the property will appeal equally to investors and owner-occupiers.

The accommodation is arranged in a traditional and highly practical layout. A welcoming entrance hall leads into the delightful south-facing lounge, bathed in natural light from a charming bay window. Original-style cupboards flank the chimney breast, enhancing the room's period feel and providing useful storage.

To the rear, a generously proportioned dining room offers excellent space for entertaining and family living, complete with understairs storage. This flows seamlessly into a modern fitted kitchen, thoughtfully designed with an array of cupboard and worktop space, a contemporary finish, and access out to the enclosed rear courtyard — ideal for al fresco dining or low-maintenance outdoor enjoyment.

On the first floor, the principal bedroom is a standout feature: a wonderfully light and spacious forward-facing room with a traditional bay window and built-in storage cupboards. Bedroom two is another comfortable double, also benefiting from storage. The accommodation on this floor is serviced by a large, modern shower room, finished to a high standard.

Occupying the entire second floor is an impressive attic room — particularly spacious and versatile, typical of this style of Victorian home. Whether utilised as a third bedroom, home office, studio or hobby space, it offers exceptional flexibility.

Further benefits include gas central heating via a modern boiler located in the kitchen, and uPVC double glazing throughout.

Previously let and generating a strong yield, the property represents an excellent investment opportunity, while its character, space and prime location make it equally attractive as a permanent home or coastal retreat. Offered for sale with no onward chain, early viewing is highly recommended.

AGENT NOTE: Under the Estate Agents Act 1979 (provision of information regulation 1991), we are required to point out that a vendor of this property is the relative an employee of L J Boyce Ltd.

**Council Tax Band: B**

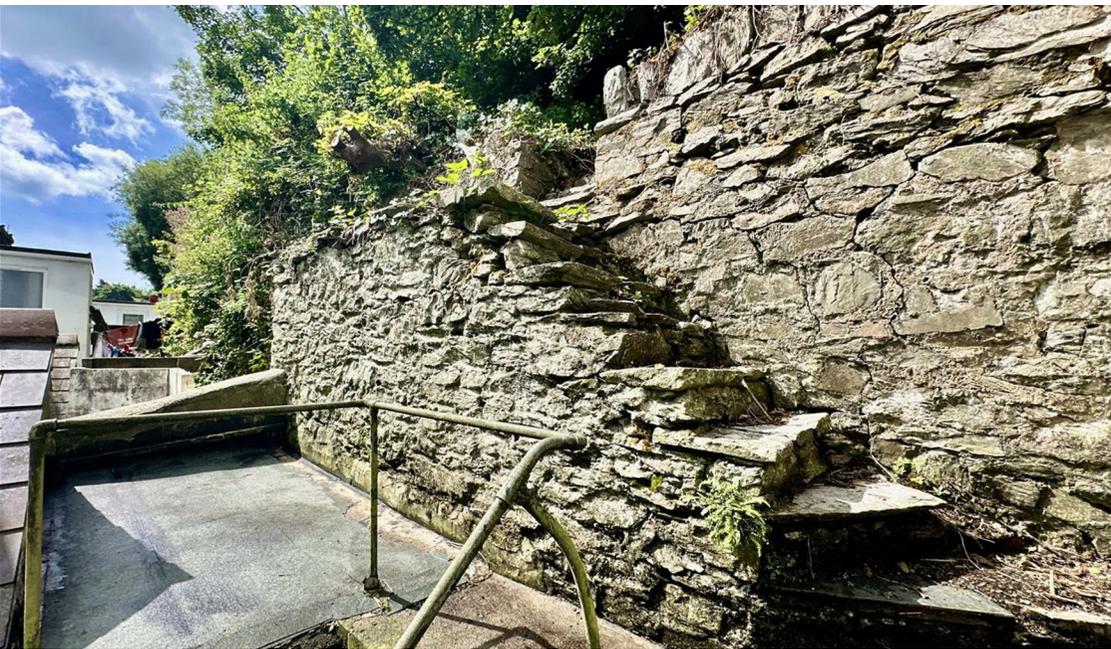


- Classic Victorian Terrace
- Close To Town & Harbour
- Offered With No Onward Chain

- Spacious & Light Throughout
- Three Double Bedrooms
- Freehold - Council Tax Band B



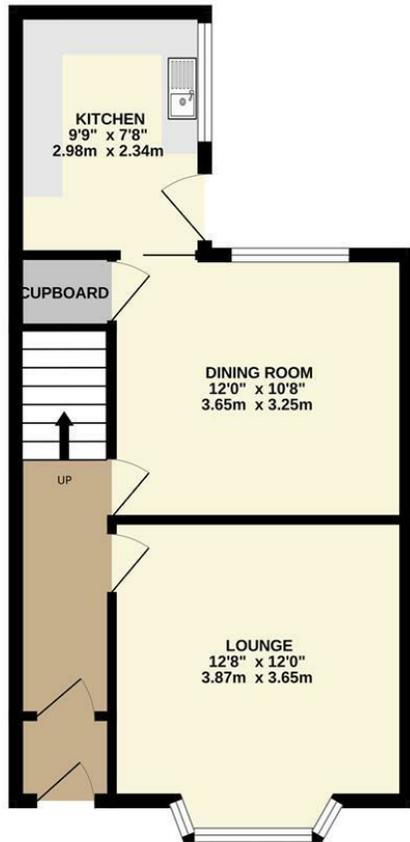
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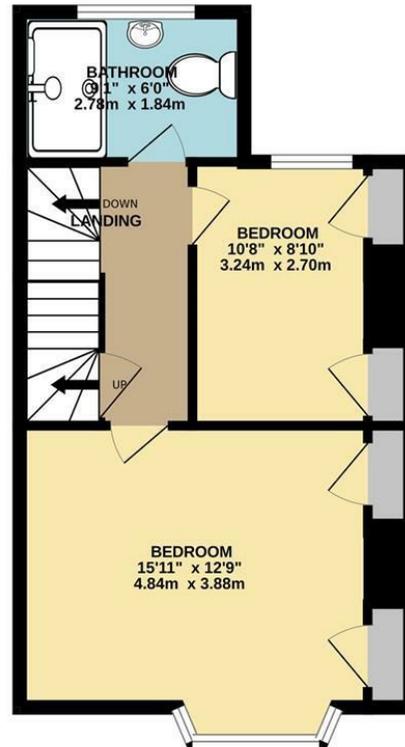
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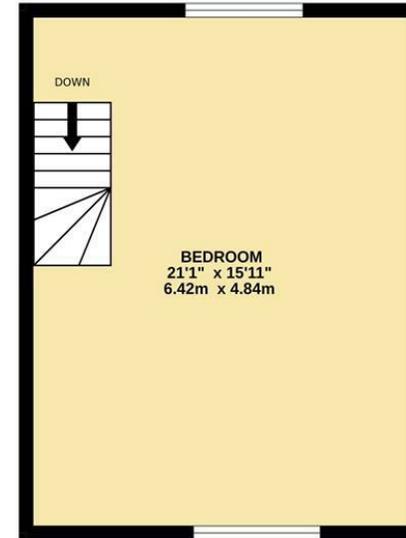
GROUND FLOOR



1ST FLOOR

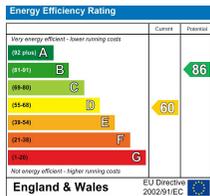


2ND FLOOR



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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