



79 Ranscombe Road, Brixham, TQ5 9UW  
Freehold House - Terraced  
Asking Price £279,950

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Positioned on the highly sought-after Berry Head side of Brixham, just above the bustling harbour and marina, this spacious four-bedroom Victorian mid-terrace home enjoys a truly enviable setting. Perfectly placed to take advantage of everything the town has to offer, the property is within easy reach of the waterfront, coastal walks and local amenities, whilst also enjoying lovely views towards the harbour and surrounding coastline. Offering generous accommodation arranged over three floors, this substantial home presents an exciting opportunity for the next owners to create a fantastic family residence tailored to their own tastes and requirements.

Now requiring full modernisation throughout, the property retains a wealth of character and period charm, with many original features still in place. The accommodation is notably spacious and versatile, beginning with a separate living room and dining room, both offering excellent proportions and plenty of natural light. A further breakfast room and conservatory provide additional reception space, creating excellent flexibility for family living and entertaining alike.

The ground floor kitchen is positioned to the rear of the property and offers direct access out to the courtyard garden area. A useful downstairs WC and several built-in storage cupboards add practicality to the layout, whilst the overall footprint offers huge scope for improvement and reconfiguration if desired. Despite its current condition, the scale and potential of the accommodation are immediately apparent throughout.

On the first floor are two generously sized double bedrooms, including the impressive principal bedroom to the front which enjoys panoramic bay views from its large bay window. A further spacious double bedroom sits to the rear, alongside a large family bathroom and an additional separate WC, providing excellent convenience for larger households.

The second floor continues to impress, offering two further double bedrooms together with access to the superb roof terrace. This wonderful outdoor space enjoys a sunny aspect and lovely harbour views, creating an ideal spot for al fresco dining, entertaining guests or simply relaxing and enjoying the coastal surroundings. Rarely found in properties of this style and location, the terrace is undoubtedly one of the standout features of the home.

Outside, the property benefits from a small courtyard immediately to the rear of the kitchen which leads through to a further garden area with two useful storage sheds and rear service lane access. The property is connected to mains gas, water and electricity, although there is currently no central heating system installed and the electrics would benefit from updating throughout. Offering huge potential in a prime residential position, this is a rare opportunity to acquire a substantial Victorian home with sea views and outstanding scope for improvement.

**Council Tax Band: C**



- Favoured Berry Head side location
- Spacious four double bedrooms
- Large sunny roof terrace
- Excellent modernisation opportunity

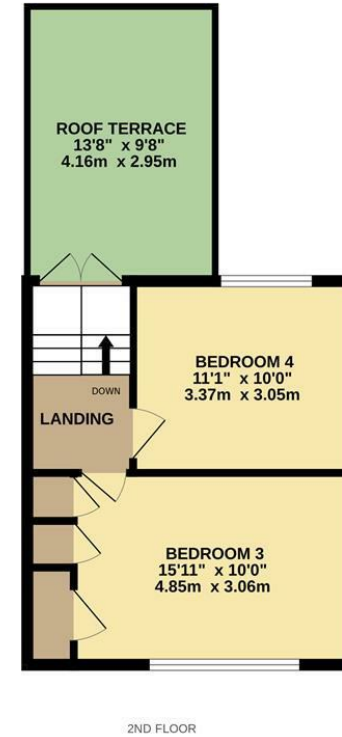
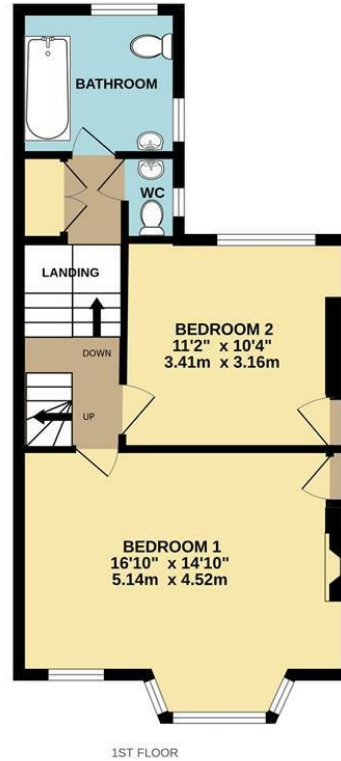
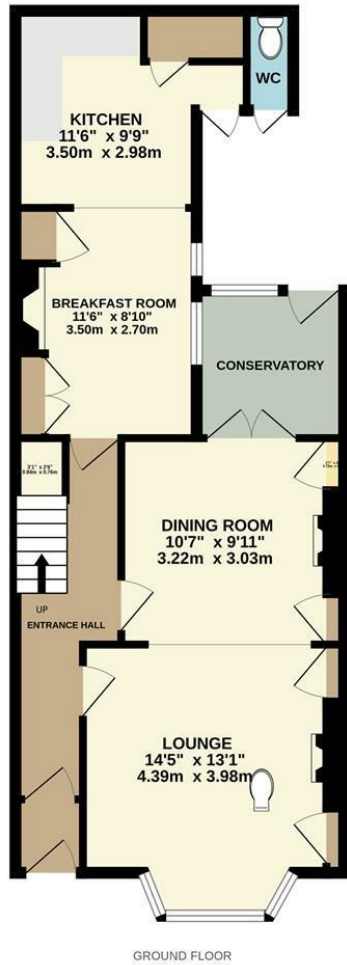
- Harbour and marina nearby
- Stunning panoramic bay views
- Characterful Victorian family home
- Chain Free



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Current EPC Rating:

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

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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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