



31 Mount Pleasant Road, Brixham, TQ5 9RP
Freehold House - End Terrace
£320,000

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Nestled on the sought-after Mount Pleasant Road in Brixham, this spacious and characterful home offers versatile living across three well-proportioned floors. Beautifully presented throughout, the property combines period charm with modern comforts, including gas fired central heating, double glazing, and tasteful finishes such as fitted blinds, light fittings, and integrated kitchen appliances.

The ground floor welcomes you with a generous living room, bathed in natural light from a front aspect bay window and centred around a stylish feature fireplace. Elegant double doors open into the dining room, creating a natural flow for entertaining, while a second fireplace adds further charm. The kitchen is both practical and contemporary, fitted with a range of wall and base units, a contrasting worktop, and integrated appliances, with additional space for freestanding white goods.

Upstairs, the first floor hosts two spacious bedrooms, including a front-facing master with bay window and built-in wardrobes. A sleek shower room with walk-in shower, WC, and wash hand basin completes this level. The second floor offers two further double bedrooms, with the front room enjoying elevated views and abundant light. A family bathroom serves this floor, featuring a modern three-piece suite with a panelled bath, overhead shower, and heated towel rail.

Externally, the home enjoys a charming elevated terrace at the front, ideal for outdoor seating or entertaining. The rear garden is a very interesting space - terraced over several levels and spanning all the way up to the top of Windmill Hill (where there is access and further options for on street parking). The rear garden is a versatile space which could be utilised in any number of different ways, whilst enjoying a wonderful open vista over Brixham.

Located within easy reach of Brixham's town centre, harbour, and scenic coastal walks, this delightful home offers flexible accommodation ideal for families, professionals, or those seeking additional space for guests or home working.

Council Tax Band: C



- Spacious Four Bedroom House
- Central & Convenient Location
- Two Good Sized Bathrooms
- Close To Town, Harbour & Schools

- Very Well Presented Throughout
- Ample Living Accommodation
- Interesting Garden Space With Views
- Large Period House With Modern Comforts



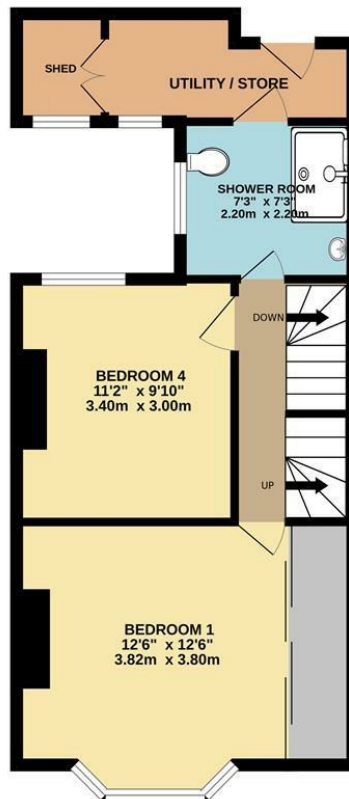


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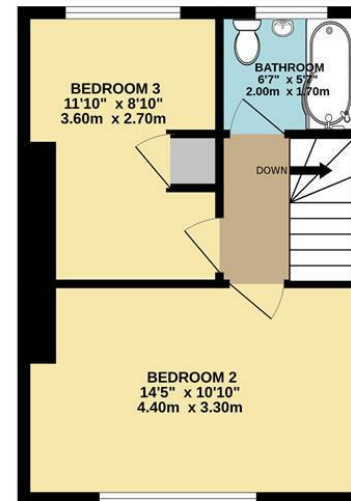
GROUND FLOOR
441 sq.ft. (41.0 sq.m.) approx.



1ST FLOOR
466 sq.ft. (43.3 sq.m.) approx.



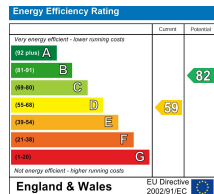
2ND FLOOR
329 sq.ft. (30.6 sq.m.) approx.



TOTAL FLOOR AREA : 1235 sq.ft. (114.8 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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