



101 Mount Pleasant Road, Brixham, TQ5 9RU  
Freehold House - Terraced  
Asking Price £225,000

**boyce**brixham  
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Brixham, Devon – The Heart of the English Riviera, A Unique Opportunity to Modernise a Charming Fisherman's Cottage, an exciting opportunity has arisen to acquire and modernise this delightful two-bedroom fisherman's cottage with additional loft room, nestled in the very heart of Brixham's picturesque harbour bowl.

This generously proportioned property is brimming with potential and boasts a truly standout feature – two large square bay windows to the front elevation, offering superb panoramic views across the vibrant town and bustling harbour. It is, in fact, the only cottage along the terrace with this distinctive benefit, making it a rare gem.

Although now in need of modernisation throughout, the property has seen the recent installation of a modern gas combination boiler, providing a solid starting point for renovation. The spacious living room opens into the kitchen area, creating a sociable, open-plan space perfect for family living and entertaining, and offering access to those great panoramic views from the ground floor. Beyond this is a convenient shower room/utility area offering excellent practicality.

On the first floor, you'll find a large principal bedroom enjoying those stunning harbour views through the bay window, a well-proportioned second bedroom to the rear, and the main family bathroom. The second floor is home to a versatile loft room – ideal as an occasional third bedroom, hobby room, or home office. Subject to the necessary consents, this space could be fully converted into a third bedroom.

Externally, to the front of the property is a charming raised patio area accessed by a few steps from the road – a great spot to sit and enjoy the views. To the rear, a lower courtyard area leads via steps to an upper garden section, currently overgrown but offering fantastic potential for landscaping and creating a peaceful outdoor retreat.

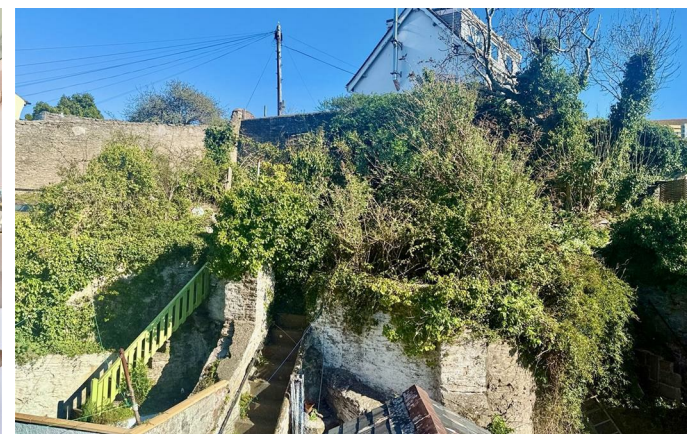
The location is superb – ideal for those looking to immerse themselves in the lively and characterful setting of Brixham's harbour, with its array of independent shops, cafés, restaurants, and working fishing port. Despite being just a stone's throw from the action, the cottage enjoys a more elevated, peaceful position with captivating views across the harbour – the perfect balance of convenience and tranquillity.

**Council Tax Band: C**



- Unique bay windows with panoramic harbour views
- Spacious open-plan living and kitchen area
- CHAIN FREE
- Minutes from harbour, shops, and restaurants

- Two double bedrooms plus versatile loft room
- Rear garden with potential to transform
- Elevated position offering peace and privacy
- Modern gas combi boiler already installed



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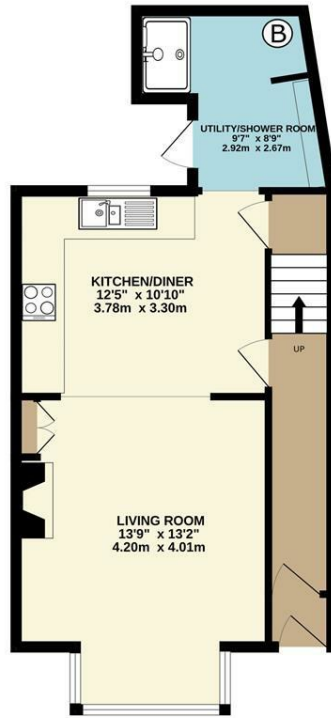








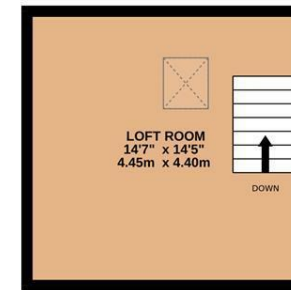
GROUND FLOOR  
493 sq.ft. (45.8 sq.m.) approx.



1ST FLOOR  
471 sq.ft. (43.7 sq.m.) approx.



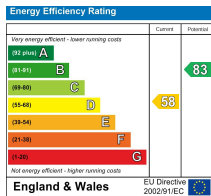
2ND FLOOR  
211 sq.ft. (19.6 sq.m.) approx.



TOTAL FLOOR AREA: 1174 sq.ft. (109.1 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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