



23 Queens Crescent, Brixham, Devon, TQ5 9PJ  
Freehold House - Semi-Detached  
Asking Price £259,950

**boyce**brixham  
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Situated in a popular residential area of Brixham, this extended three/four-bedroom semi-detached home offers flexible and spacious accommodation, generous off-road parking, and beautifully maintained gardens, making it an ideal choice for growing families. - OFFERED WITH NO ONWARD CHAIN

Set back from the road, the property is approached via a large driveway providing parking for several vehicles. An entrance hallway gives access to the principal rooms and immediately highlights the space available throughout the home.

The ground floor offers a versatile layout with multiple reception rooms to suit a variety of lifestyles. A front reception room, currently used as a lounge, features a log-burning stove and could equally serve as a fourth bedroom, playroom, or home office. Beyond this is a further reception room currently arranged as a study, leading through to a spacious dining area and an impressive rear sitting room extension overlooking the garden. Patio doors open directly onto a raised sun deck, creating an excellent space for entertaining and everyday family living.

The kitchen is fitted with a range of units providing ample storage and workspace, with pleasant views over the rear garden and easy access to the dining areas.

Upstairs are three well-proportioned bedrooms, including a generous principal bedroom with built-in wardrobes. The remaining bedrooms are served by a family bathroom.

Outside, the property continues to impress. The rear garden has been thoughtfully landscaped and enjoys a high degree of privacy, with areas of lawn, mature planting, established borders and two greenhouses. A raised decked seating area provides an excellent vantage point to enjoy the garden and makes a perfect space for outdoor dining and relaxation.

Combining flexible accommodation, extensive parking and attractive gardens, this is a well-balanced family home in a convenient location close to local amenities, schools and the harbour town's many attractions.

**Council Tax Band: C**



- Spacious Semi-Detached House
- Extended To The Rear
- Popular Family Location

- Three or Four Bedrooms
- With No Onward Chain
- Freehold / Council Tax Band C



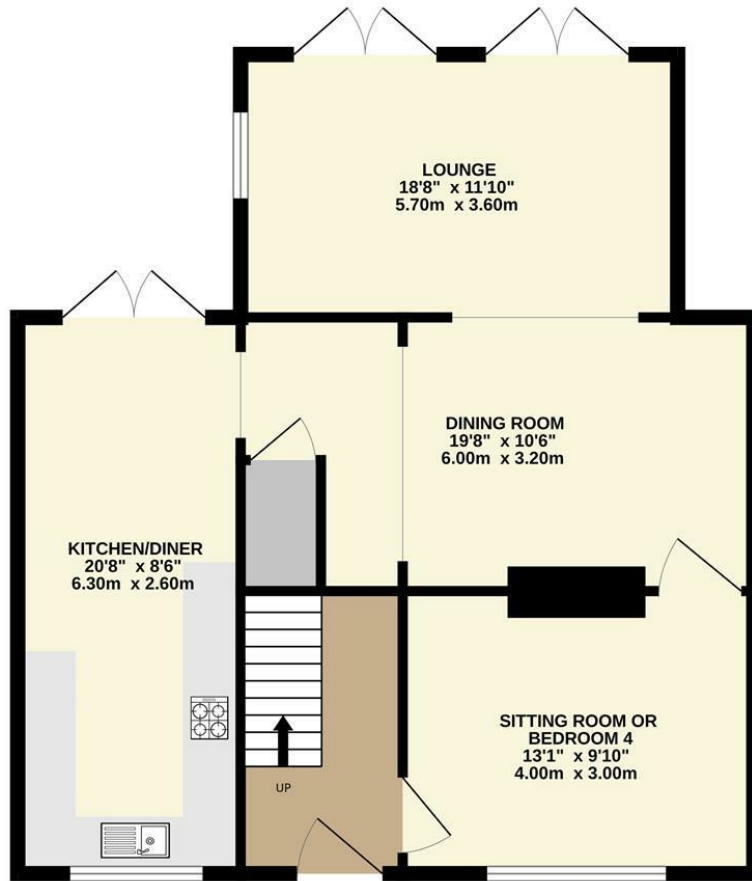
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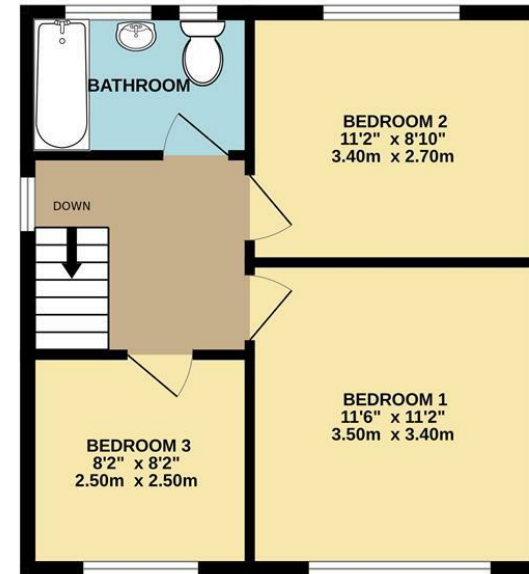
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GROUND FLOOR  
759 sq.ft. (70.6 sq.m.) approx.

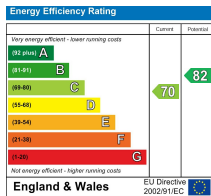


TOTAL FLOOR AREA : 1179 sq.ft. (109.5 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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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1ST FLOOR  
419 sq.ft. (38.9 sq.m.) approx.



Current EPC Rating: C



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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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