



75 Ranscombe Road, Brixham, TQ5 9UW
Freehold House - Terraced
£375,000

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email property@ljboyce.co.uk call 01803 852736

Situated in the heart of Brixham on sought-after Ranscombe Road, this charming three-bedroom Victorian terrace offers generous proportions, superb sea views from every level, and an enviable location just moments from the harbour. Distinct from others along the terrace, the home's layout has been cleverly reimagined to maximise the spectacular outlook, with the spacious first-floor room now serving as the main living area — a perfect vantage point to take in sweeping views over the harbour and out across Torbay.

The ground floor offers a versatile and inviting arrangement. The original lounge has been thoughtfully adapted to create a generous double bedroom complete with a pretty bay window, sea glimpses, and a smart, contemporary en suite shower room. Towards the rear, a characterful dining room and a stylish galley kitchen make for ample family living space downstairs, with both rooms opening onto a private, sun-drenched courtyard garden. Finished with striking patterned floor tiles, this outdoor space is ideal for relaxing or entertaining, while steps lead to an elevated terrace that captures another unexpected and delightful sea view. From here, a communal pathway at the rear offers useful additional access.

Upstairs, alongside the impressive first-floor living space, you will find a further double bedroom and a large family bathroom featuring a full suite, separate shower, and a substantial airing cupboard. Rising again to the second floor, a spacious dormer room has been sympathetically divided into two areas within one open space — a highly flexible setting that works equally well as a bedroom, home office, or creative studio. The panoramic coastal views from this level are simply breathtaking and offer daily inspiration.

The property is presented in excellent condition, benefitting from gas central heating and UPVC double glazing. Rich in period character yet thoughtfully updated, it offers a golden combination of charm, comfort, and practicality. With no onward chain, a central and convenient harbour-side position, and potential to further enhance the space — including scope to develop beneath the front terrace as others have done — this is a great opportunity to secure a wonderful home in one of South Devon's most picturesque coastal towns.

Council Tax Band: C



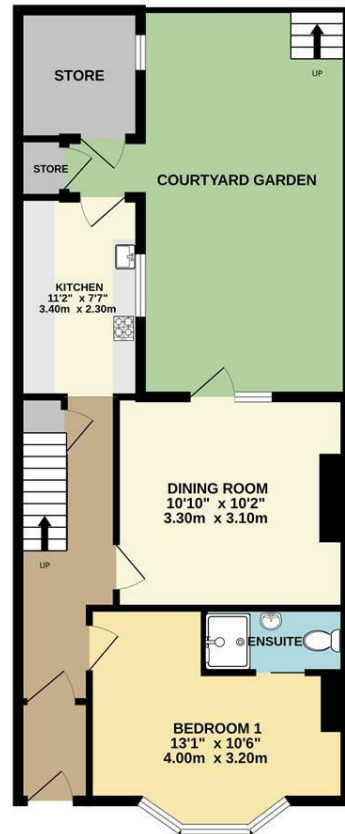
- Three bedroom Victorian terrace
- Versatile top-floor dormer room
- Dining room and galley kitchen to sunny courtyard
- First-floor lounge maximises outlook
- Sea and harbour views from every level
- No onward chain, well-presented throughout
- Ground-floor bedroom with en suite
- Elevated rear terrace with sea view



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GROUND FLOOR
548 sq.ft. (50.9 sq.m.) approx.



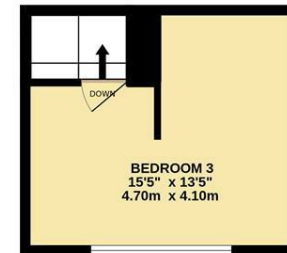
TOTAL FLOOR AREA : 1250 sq.ft. (116.1 sq.m.) approx.

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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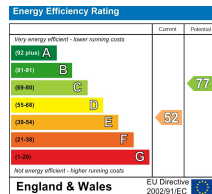
1ST FLOOR
502 sq.ft. (46.6 sq.m.) approx.



2ND FLOOR
199 sq.ft. (18.5 sq.m.) approx.



Current EPC Rating: E



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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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