



103 Mount Pleasant Road, Brixham, Devon, TQ5 9RU  
Freehold House - Terraced  
Asking Price £375,000

**boyce**brixham  
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Located in the ever popular Brixham Harbour Bowl is this stunning example of a 3 bed fishermen's cottage enjoying panoramic town and harbour views out towards Torbay. This property is located in prime position just above the town centre and benefits from on street parking nearby as well as enjoying a brief 5 minute walk into the town centre with adjacent harbour and marina.

The current owner has completely renovated the property from top to bottom and has retained the character and old world charm whilst adding in a splash of luxury and modern creature comforts. This property is perfect as a holiday base and would be very popular with guests thanks to its fantastic views and central Harbour location.

The front benefits from a small store ideal for the bins and wood logs etc. The front door is elevated just off the quiet lane where upon entering the property you are greeted with a light and bright entrance hallway. The excellent size dining room is perfectly positioned for easy access into the kitchen and entertaining with the cosy lounge adjacent, the period limestone fireplaces have been lovingly restored and are ready for those wanting to look at installing a wood burner or fire. The lounge is a great size and has enough space for two large sofas.

The kitchen has been extended to the rear offering an excellent sized bright space not normally found in a property of this type, the current owner has had a lantern style window installed which floods the southerly light into this space as well as the dining area. The smart modern fitted kitchen is a delight with its subtle colours and quality finishes including tiled splash backs and clever storage and shelving solutions. The kitchen is perfect for a cook, family or those looking to entertain with more than enough space to cope with every day needs.

Upstairs there is the main bedroom located on the first floor, this room enjoys the magnificent views and there is a luxurious full size family bathroom comprising of a large bath, walk in separate shower cubical and his and hers sinks. On the second floor you can find two further double bedrooms with the front enjoying the most magnificent 180 degree town and harbour views.

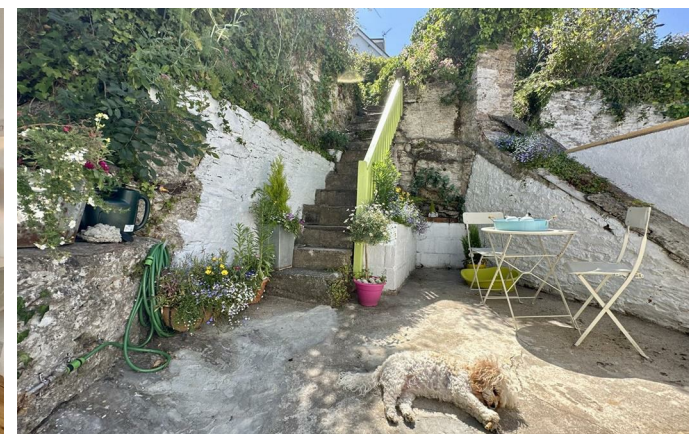
To the rear there is a patio style garden, enough for a bbq and some outside seating, steps lead up to a further garden area, a secluded south facing sun trap that offers great further scope.

**Council Tax Band: C**



- Mid Terrace Freehold Property
- Perfect Harbour Bowl Location
- Space For Dining & Lounge Furniture
- Immaculate Spa Style Bathroom

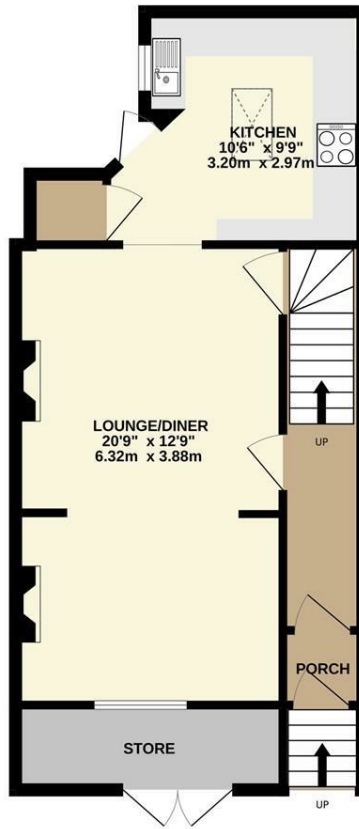
- Panoramic Town & Harbour Views
- Large Living Room
- Great Holiday Base
- Street Parking Nearby



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GROUND FLOOR  
498 sq.ft. (46.3 sq.m.) approx.



1ST FLOOR  
296 sq.ft. (27.5 sq.m.) approx.



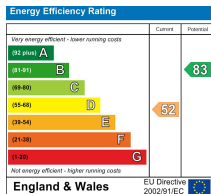
2ND FLOOR  
304 sq.ft. (28.3 sq.m.) approx.



TOTAL FLOOR AREA : 1099 sq.ft. (102.1 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: E



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