



North View Road, Brixham, Devon, TQ5 9TS
Freehold House - Mid-Terrace
Price guide £425,000

boycebrixham

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North View Road is located just above Brixham harbour, a perfect position to enjoy all the hustle and bustle of the town within a couple minutes walk down some of the traditional paths and steps, yet enjoys a tranquil setting where the magnificent panoramic views stretch across the town and across the whole of Torbay. At night time the port comes to life with an array of twinkling lights and the distant coastal neighbours of Paignton and Torquay light up the horizon. The property also enjoys some of the most magnificent sunsets available in the port town due to its elevated position. There is street parking available nearby to the rear of the property and the rear gate gives easy access into the accommodation without having to walk around.

The accommodation is arranged over 3 floors with 2 bedrooms and a family bathroom with a good size utility off on the ground floor. This whole area is ideal for guests due to its separate access away from the main bedroom which is on the top floor. The middle floor has a fantastic size living room with ample space for both lounge and dining room furniture and the property benefits from a good size kitchen extension to the rear with a vaulted ceiling. The whole property enjoys the panoramic views on every level with a good amount of open space to the front.

There is a front terrace which is the perfect spot (being elevated off the road) to use if you are in the ground floor bedrooms, whilst the majority of the outside space to the rear is accessed from the mid level and comprises of 2 patio areas, a timber deck with summer house off and the steps giving access onto the road to the rear. The rear garden is south facing and due to its slight elevation, is perfectly positioned for those wanting sun until late in the day.

The current vendors have beautifully modernised the property over the years with a lot of thought and effort put into improving the fabric and design of Marina Cottage, giving the next owner a very well sorted home, something which is very hard to come by with a property of this type and age. Internal viewing is simply a must to appreciate all this magnificent cottage has to offer.

Council Tax Band: D
Map reference: F2



- Panoramic Harbour Views
- 3 Bedrooms
- Large Family Bathroom + En Suite
- Separate Utility

- Kitchen With Vaulted Ceiling
- Good Size South Facing Terrace Garden
- Immaculate Presentation Throughout
- Just Above The Brixham Harbour



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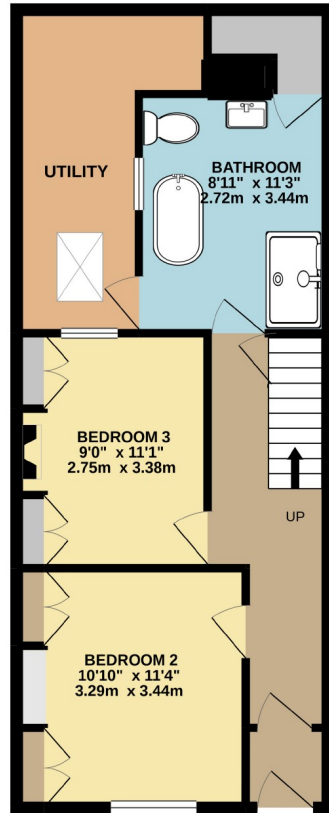




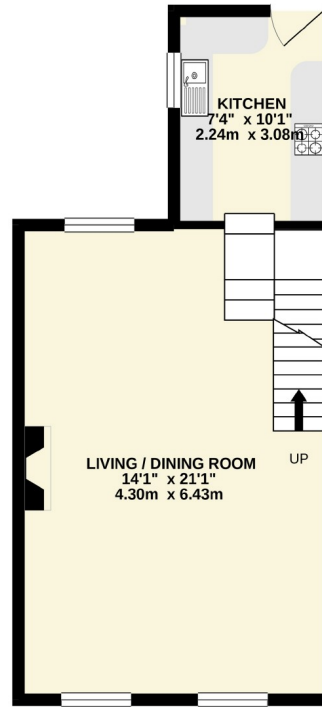
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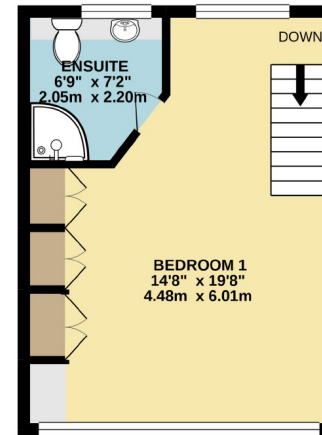
GROUND FLOOR
546 sq.ft. (50.7 sq.m.) approx.



1ST FLOOR
398 sq.ft. (37.0 sq.m.) approx.



2ND FLOOR
289 sq.ft. (26.9 sq.m.) approx.



TOTAL FLOOR AREA: 1233 sq.ft. (114.6 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:

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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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