



**76 Bolton Street, Brixham – TQ5 9DS**

Guide Price **£209,500**







## 76 Bolton Street

Brixham

Charming mid-terraced house with 2 double bedrooms and open plan lounge/diner. Period features with modern twist. UPVC double glazing, gas heating, courtyard garden, and sunny roof terrace. Ideal for first-time buyers. Close to Brixham amenities and harbour. Ideal buy-to-let or holiday rental.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Ideal for first time buyers
- Open plan lounge/diner
- Courtyard garden and sunny roof terrace
- Recently renovated
- UPVC double glazing and gas central heating
- Mid-terraced house
- Ideal buy to let/holiday rental
- Less than 1 mile to Brixham town centre, local shops, restaurants and the historic harbour area of Brixham





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Brixham,

Located in a central area in Brixham, this property has an abundance of potential. Located approximately half a miles level walk from Brixham town centre with its array of shops, facilities and amenities as well as the harbour which is surrounded by a range of boutique shops, bars and restaurants. The main number 12 bus service in the town centre provides connections to the nearby towns of Paignton, Torquay and Kingswear.

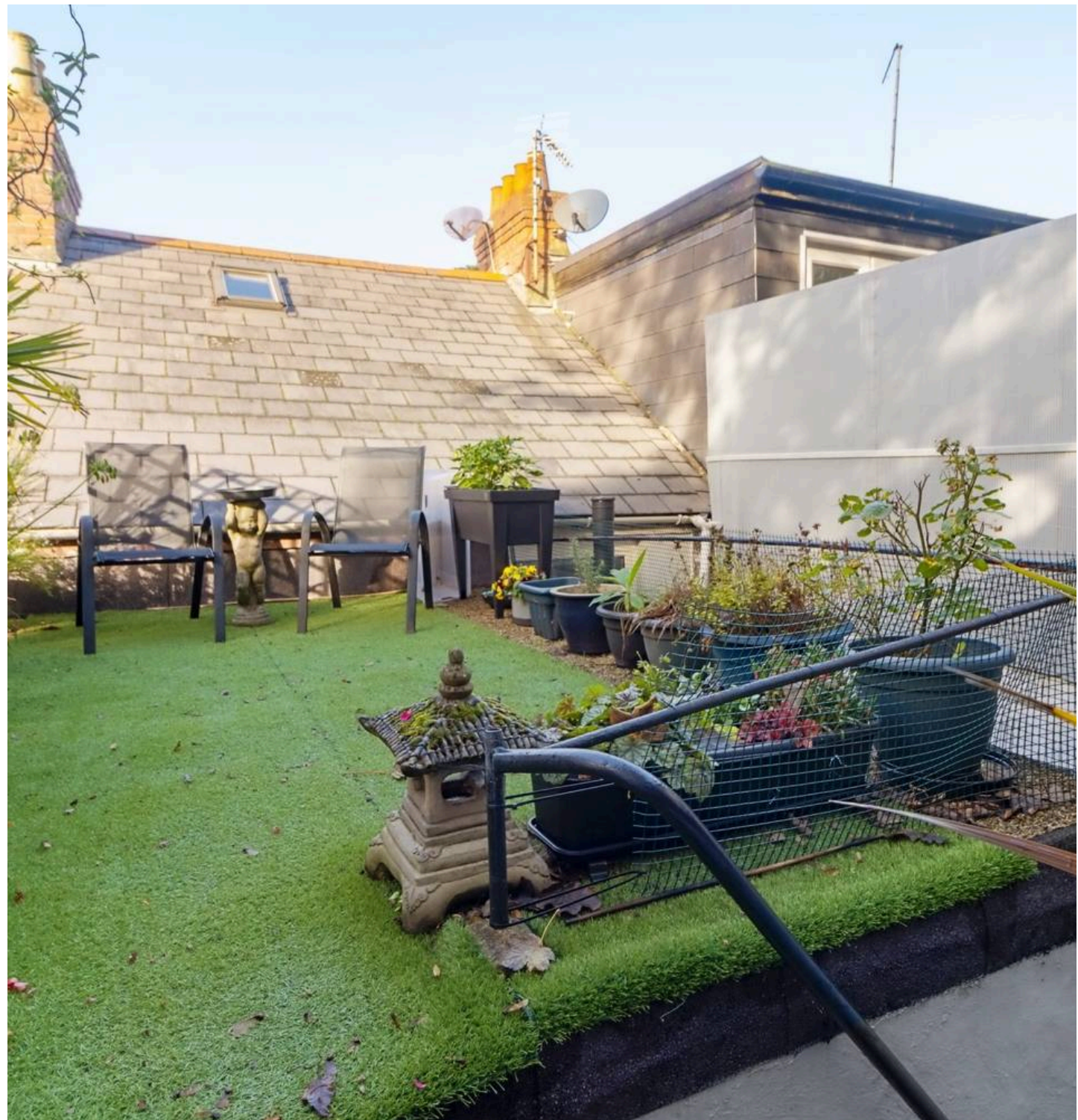
### Absolute Sales & Lettings

Absolute Sales & Lettings, 36 Fore Street - TQ5 8DZ

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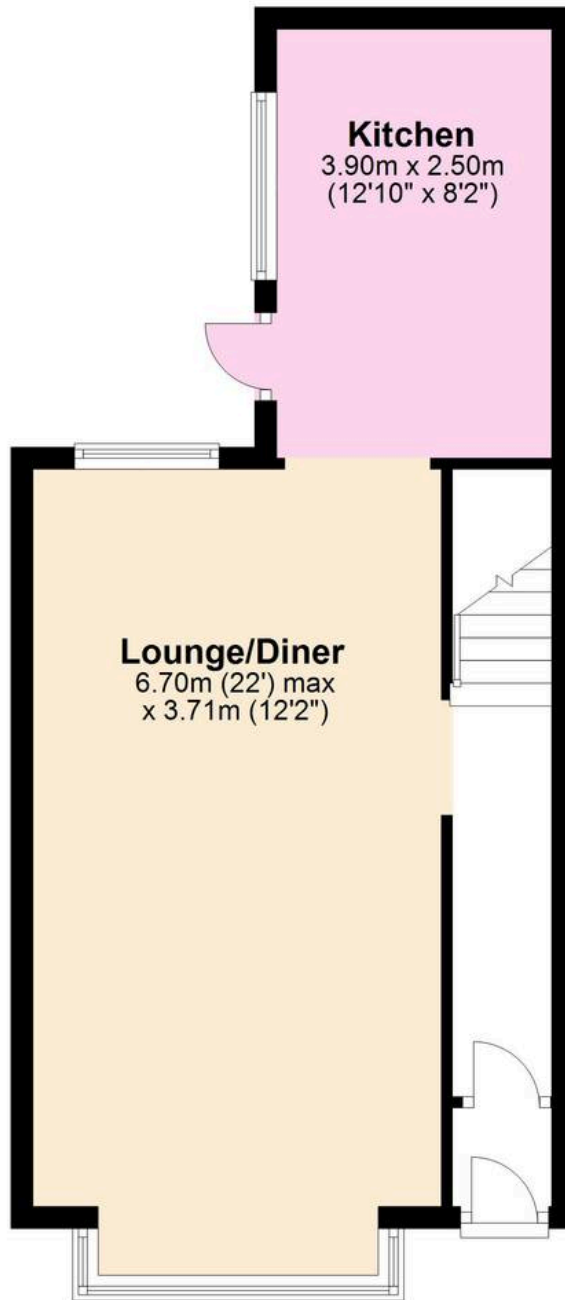
[brixham@movewithabsolute.co.uk](mailto:brixham@movewithabsolute.co.uk)

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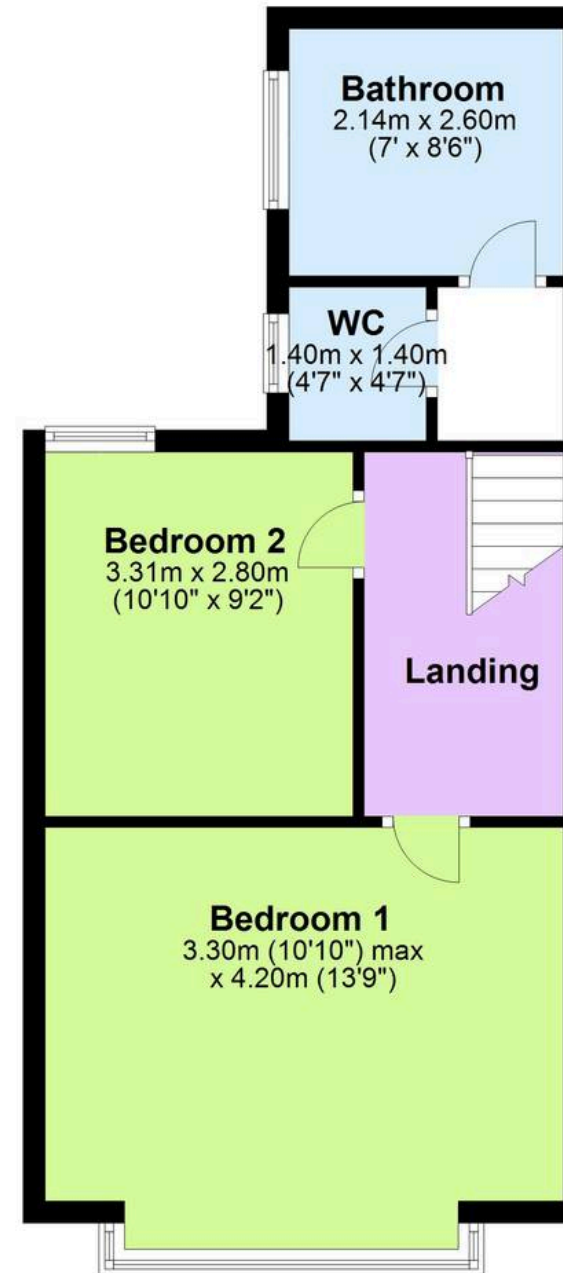
## Ground Floor

Approx. 46.0 sq. metres (495.1 sq. feet)



## First Floor

Approx. 40.4 sq. metres (434.9 sq. feet)



Total area: approx. 86.4 sq. metres (930.0 sq. feet)