



54 Milton Street, Higher Brixham, Brixham, TQ5 0AR
Freehold House - Semi-Detached
£289,950

boycebrixham
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This delightful two-bedroom semi-detached character cottage seamlessly blends traditional charm with modern comforts. As you approach, a landscaped garden with purple slate leads up to the front porch, inviting you into the property. Inside, the lounge offers a cosy and welcoming atmosphere with its open fire set in a whitewashed stone surround, complemented by a wooden mantle and recessed shelving. The flow of the house continues into the modern kitchen, featuring shaker-style cabinets, stone-effect worktops, a range-style oven, and integrated appliances. A breakfast bar offers a casual dining space, and stairs lead up to the first floor.

At the rear of the property, the conservatory adds a bright, versatile living space, complete with double patio doors that open to the sunny, south-facing garden. Fitted cupboards offer extra storage, one of which houses the gas boiler. The garden itself is a lovely feature, with a patio area adjacent to the property, raised beds, and a mature grapevine. Steps lead up to a further seating area and an 8x8 garden shed with power, making this outdoor space perfect for gardening enthusiasts or for enjoying al fresco dining.

The first floor accommodates two bedrooms, the principal being a spacious room with built-in wardrobes and a front-facing window that allows plenty of natural light. The second bedroom, while smaller, offers flexibility as a guest room or home office. The modern family bathroom is well-appointed, featuring a shower bath with a luxurious rainfall shower head, as well as sleek fittings including a heated towel rail and an LED-lit mirror. The clever design of the bathroom optimises space while ensuring a contemporary feel.

A staircase leads to the attic room, an ideal addition for those seeking extra storage or a home office. With a Velux-style window to the rear, this room is bathed in natural light, and its eave storage maximises functionality. The attic room's versatility adds another layer of appeal to this already impressive home, offering a space that could be tailored to suit various needs, whether for work or leisure.

Located on Milton Street, this property benefits from street parking on a first-come, first-served basis and sits within a conservation zone, enhancing its unique appeal. Brixham's town and harbour are just over a mile away, with a local bus service conveniently passing the property. St. Mary's Square, with its local shop, is within walking distance, providing easy access to daily amenities, making this cottage an ideal home for those seeking a blend of character and modern convenience in a peaceful yet connected location.

Council Tax Band: B



- Attractive Semi-Detached Cottage
- Large Sun Lounge To Rear
- With Individual Character
- Beautifully Presented Throughout

- 2 Bedrooms + Large Attic Room
- Suntrap Rear Garden
- Gas CH & PVCu Double Glazed
- Located Approx 1 Mile From Harbour



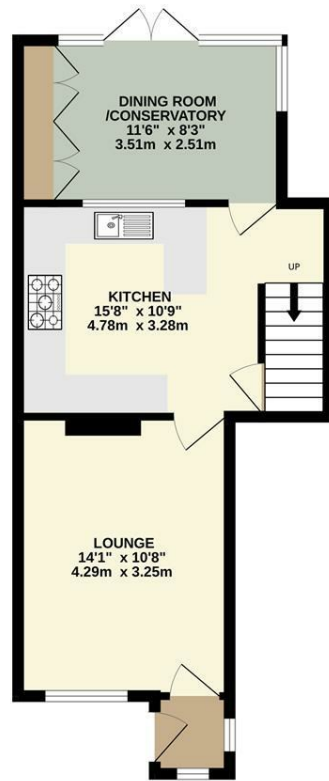
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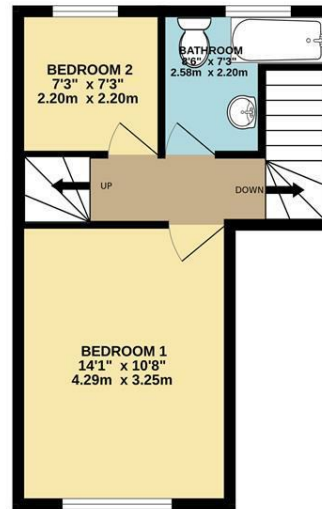


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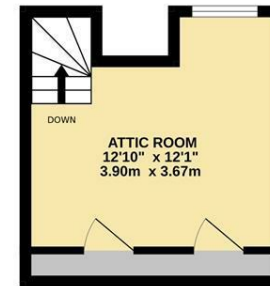
GROUND FLOOR
440 sq.ft. (40.9 sq.m.) approx.



1ST FLOOR
319 sq.ft. (29.7 sq.m.) approx.



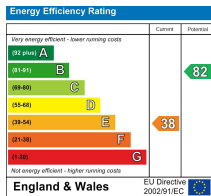
2ND FLOOR
165 sq.ft. (15.3 sq.m.) approx.



TOTAL FLOOR AREA : 924 sq.ft. (85.8 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: F



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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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