



Jasmine Cottage, 5 Customs Court Overgang, Brixham, TQ5 8AP  
Freehold Cottage - Terraced  
£239,950

**boyce**brixham  
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Located in a peaceful, elevated position just a stone's throw from Brixham Harbour, this delightful cottage sits in an area once frequented by smugglers, with secret routes passing beneath the old Customs Cottages, dating back over 300 years. The blend of history and modern comfort makes this property an ideal choice for those seeking a unique and relaxing home in this charming coastal town.

Entering via the quaint front courtyard into a spacious, light-filled kitchen/diner on the ground floor, the quality and superb presentation of the property is immediately clear. The kitchen is galley-style and boasts plenty of cupboard and worktop space with inset gas hob. There is plenty of space of a family dining table, and the ground floor enjoys access through french doors to a charming rear courtyard. South facing, private, and an idyllic spot for a morning coffee!

Elevating to the first floor, you'll find a stylish bathroom which services the property and a cosy and characterful double bedroom offering ample storage space for your belongings. The restful atmosphere of the bedroom ensures a peaceful retreat at the end of each day.

The second floor is home to a showstopping dual-aspect lounge - tastefully decorated and providing a comfortable space for relaxation. French doors open onto an impressive feature balcony where you can enjoy stunning views of Brixham's iconic inner harbour. Views towards the Breakwater and Outer Harbour are also taken in from the cleverly installed window seat.

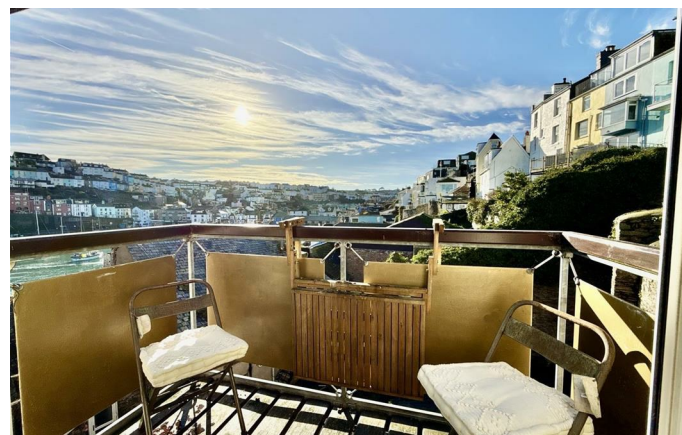
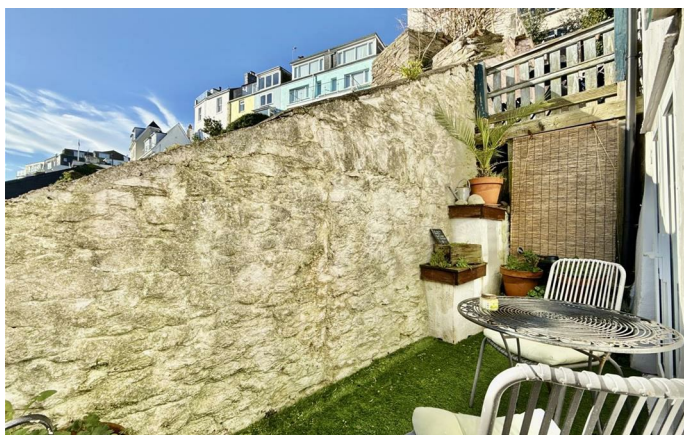
This highly impressive character cottage, set in the heart of Brixham Harbour will suit a wide range of buyers, from those seeking an easy, low maintenance holiday home, a commercial holiday let (which the property is successfully utilised as currently), a first time purchase or those looking to downsize. The property benefits from gas central heating (with oiler located under the stairs) and some UPVC double glazing. We are delighted to offer this property to market with NO ONWARD CHAIN.

**Council Tax Band: B**



- Stunning Character Cottage
- One Large Double Bedroom
- Enjoying Spectacular Harbour Views
- Currently A Successful Holiday Let

- A Stone's Throw To Brixham Harbour
- Two Private Outside Spaces
- Quintessential Brixham Cottage
- Offered With No Onward Chain



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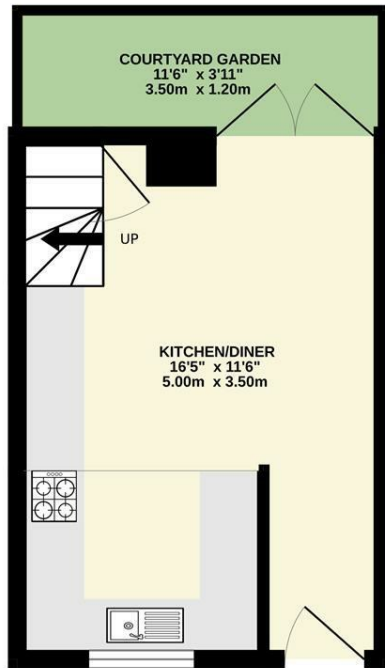




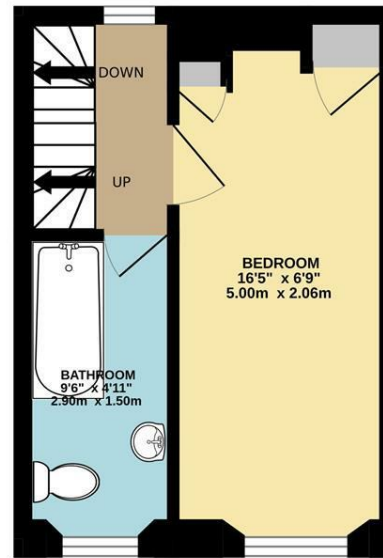




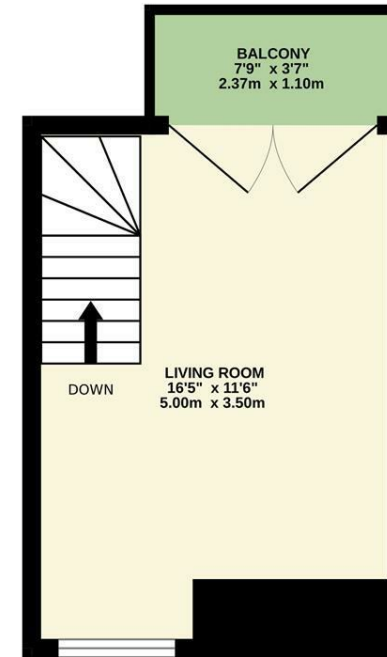
GROUND FLOOR  
185 sq.ft. (17.2 sq.m.) approx.



1ST FLOOR  
184 sq.ft. (17.1 sq.m.) approx.



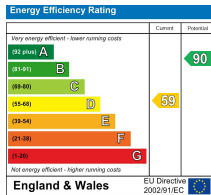
2ND FLOOR  
175 sq.ft. (16.3 sq.m.) approx.



TOTAL FLOOR AREA : 544 sq.ft. (50.6 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: D



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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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