



3 Middle Manor Cottages Lower Manor Road, Brixham, Devon, TQ5 8HF
Freehold House - End Terrace
Asking Price £295,000

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3 Middle Manor Cottages, an exceptional end terrace home offering a perfect blend of modern comfort and classic character. Situated in the heart of the charming historic fishing town of Brixham, this property provides the ideal living space with easy access to all the town's attractions, including the bustling harbour and scenic coastal paths. Built in 2009, this three-storey cottage is part of a unique development of just three properties, each showcasing contemporary design and high-quality finishes throughout.

Inside, the property impresses with its stylish and modern décor, which combines cleverly designed spaces with exceptional attention to detail. Features like vaulted ceilings, recessed lighting, and engineered oak wood flooring create a light and airy atmosphere, while the high energy efficiency rating ensures that the home remains comfortable year round. With modern fixtures, finishes, and a gas combi boiler, the property offers a practical yet stylish living environment with minimal upkeep, making it ideal for those seeking a low maintenance lifestyle.

The spacious accommodation offers versatile rooms, perfect for a variety of uses. The living area, with its contemporary finish and Juliette balcony, is a welcoming space filled with natural light from both southern and side facing windows. The clever design maximises space and light, and the under stairs storage adds to the property's practicality. The additional occasional guest bedroom is equally well appointed, offering privacy and comfort with its own glass block feature and warm wooden flooring.

The kitchen is a standout feature, boasting a range of high-quality fittings including a gas hob, electric oven, and microwave. The contemporary design is complemented by sleek stainless steel splashbacks and a large, south-facing window that brings in plenty of natural light and enhances the feeling of space. There is also ample room for modern appliances, including an upright fridge-freezer, making this kitchen both functional and stylish.

Upstairs, the vaulted ceilings and exposed wooden beams continue the theme of elegance, with the main bedroom offering a bright and spacious retreat. Two Velux windows provide stunning views of the southern aspect, and the additional rear facing window allows plenty of natural light to filter through. A built in wardrobe adds further convenience, while the luxurious modern bathroom features a three piece suite, including a shower over bath, all finished to the highest standard. This property is an ideal home for those looking for modern living with a touch of character, set in one of Devon's most picturesque locations.

Council Tax Band: B



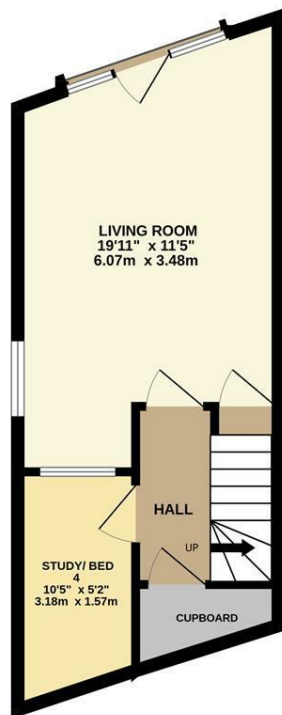
- Built In 2009 With A Very Modern Style
- 3 Beds, Study/ Occ Bed 4
- Very Central Nr Harbour & Town Centre
- Ideal Holiday Lock Up & Leave
- Large Kitchen Diner, Lounge With Juliet Balcony
- Shower Room & Family Bathroom
- Perfect As A Central Convenient Home
- CHAIN FREE



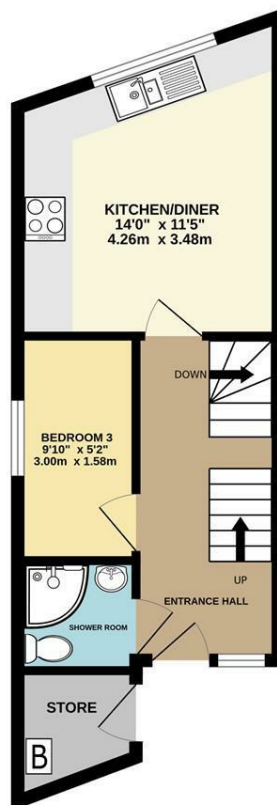
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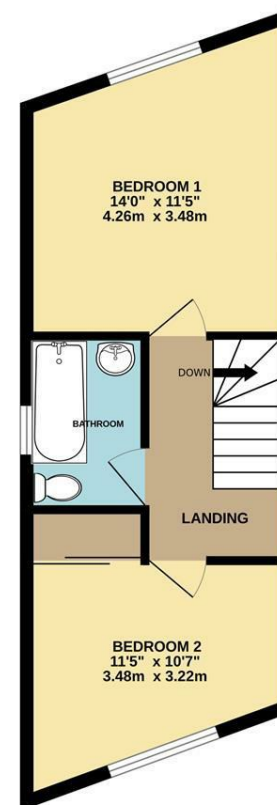
LOWER GROUND FLOOR
306 sq.ft. (28.4 sq.m.) approx.



GROUND FLOOR
326 sq.ft. (30.3 sq.m.) approx.



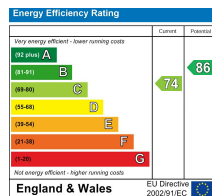
1ST FLOOR
346 sq.ft. (32.1 sq.m.) approx.



TOTAL FLOOR AREA : 978 sq.ft. (90.9 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: C



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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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