



Corner Cottage 12 Church Hill West, Brixham, TQ5 8EY
Freehold House - End Terrace
Asking Price £210,000

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Tucked away in a peaceful residential spot yet only a short stroll from the vibrant harbour town of Brixham, Corner Cottage is a delightful end-of-terrace fisherman's cottage offered to the market with no onward chain. Brimming with charm and character, the property also boasts the rare advantage of a sunny south-facing rear garden, creating a perfect balance of traditional appeal and practical outdoor living. Currently the property is exempt from Council Tax due to it being a successful holiday/let, qualifying under the small business rate relief.

The ground floor is home to a well-equipped kitchen/diner with oven, hob, fridge/freezer and microwave. A spacious downstairs utility room just off the kitchen houses the washing machine, a WC and very useful storage space. From the dining area, a UPVC door opens directly onto the garden, seamlessly blending indoor and outdoor living.

Traditional winding stairs lead to the first floor, where a light and airy lounge creates an inviting living space with room to relax and unwind. A further set of stairs rises to the second floor, where the double bedroom benefits from a built-in wardrobe and a modern en-suite shower room, recently updated in 2023.

Outside, the property enjoys a pretty split-level garden to the rear, facing south and designed with patio areas and planting, perfect for summer dining or simply enjoying the sunshine. A large shed allows for plenty of further dry storage in the garden. Whilst there is no parking with the property, street parking is easily available on the surrounding roads, as well as longer-term options with various car parks etc.

The cottage has been thoughtfully maintained, with a renewed roof in 2014, a Worcester Bosch boiler installed in 2018, full external decoration in 2021, and the benefit of an accessible loft space.

The location is superb: quiet and residential, yet within walking distance of Brixham's bustling town centre, with its wide choice of pubs, restaurants and shops. The working harbour is the heart of the town, where boat trips, fishing excursions and the ferry to Torquay are all popular ways to enjoy the water. Several beaches are also within easy reach, while the South West Coast Path offers spectacular walks in both directions.

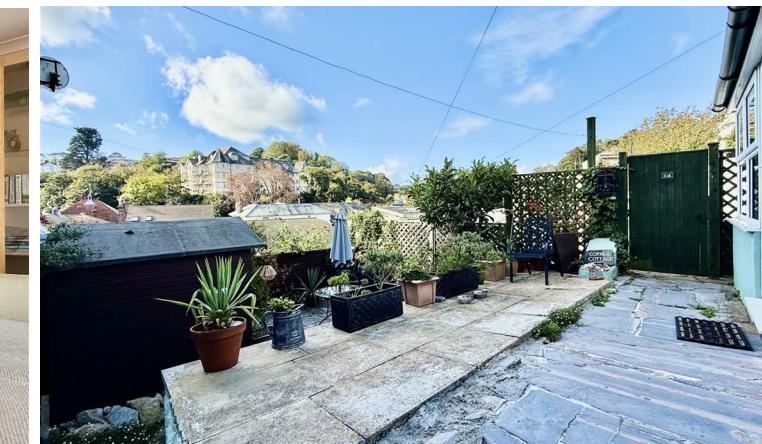
Corner Cottage presents a great opportunity to acquire a charming and well-presented home in one of South Devon's most sought-after harbour towns. With no onward chain, a sunny south-facing garden and an enviable position close to the action, it is a property that will appeal to those looking for a permanent home, a second home by the coast, or a sound investment in this thriving seaside community.

Council Tax Band: B



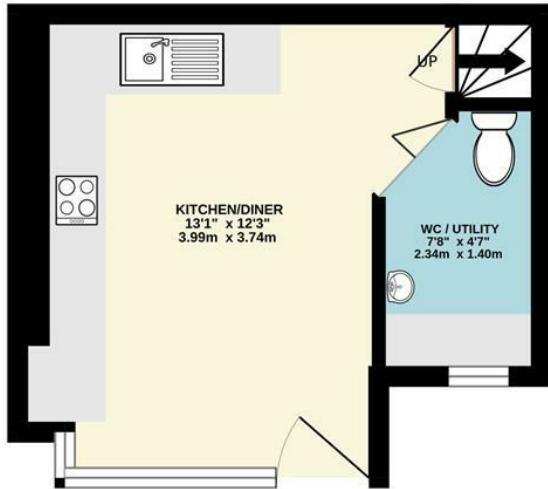
- Charming Fishermans Cottage
- Super Sunny Private Garden
- With No Onward Chain

- One Bedroom – Freehold
- Very Close To Town & Harbour
- Well Presented Throughout

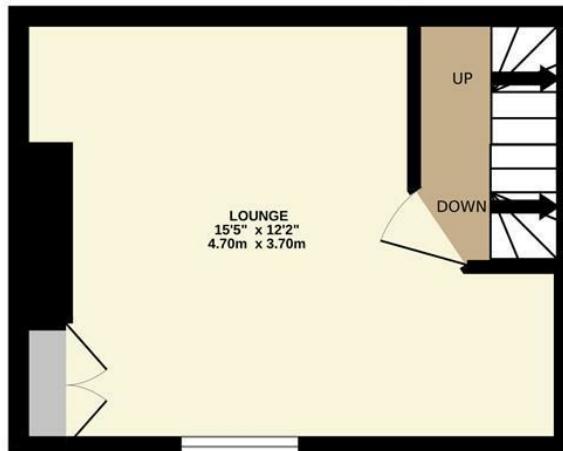




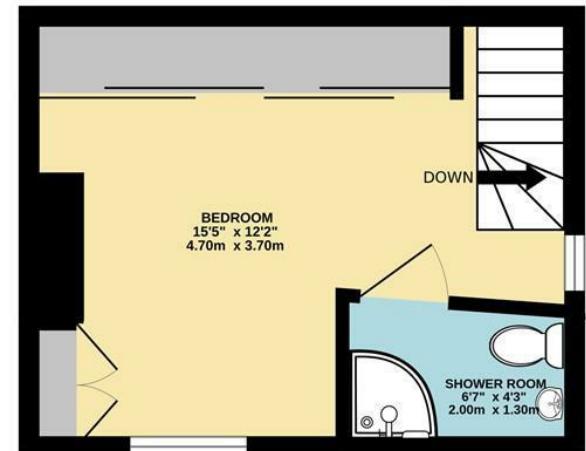
GROUND FLOOR
171 sq.ft. (15.9 sq.m.) approx.



1ST FLOOR
181 sq.ft. (16.8 sq.m.) approx.



2ND FLOOR
182 sq.ft. (16.9 sq.m.) approx.

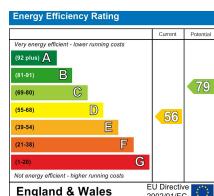


TOTAL FLOOR AREA: 534 sq.ft. (49.6 sq.m.) approx.

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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