



2 Upton Cottages Bakers Hill, St Marys, Brixham, Devon, TQ5 0BT
Freehold House - Terraced
Asking Price £240,000

boycebrixham
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A traditional Victorian stone built cottage constructed circa 1868, tucked away between St. Mary's Parish Church and St Mary's Park. Situated in the St. Mary's "village" area with the harbour and town centre of Brixham only 3/4 of a mile away.

There are many useful local shops at St. Mary's Square which is literally a short stroll away, including a convenience store with sub post office, pub, take away for Chinese & Indian meals, launderette and hairdressers. There is a bus service which takes you back into the town centre, or out to neighbouring Kingswear with the ferry to Dartmouth. Nearby St Mary's Bay and Sharkham Point are also appealing for walkers and dogs alike!

The property is beautifully presented and is ready to move into and enjoy, with its character features but with more modern comforts. This cottage would be an ideal snug home or indeed a great lock and leave offering versatile accommodation in a central and convenient position.

The ground floor has a good size living room finished with oak floors and wood burner. From there a door leads into the kitchen/diner which is a good size and enjoys lots of natural light from its southerly aspect and direct access into the courtyard. On the first floor there are two bedrooms, one of which has a stone fire place. Across the landing there is a newly fitted shower room which compliments the property and style beautifully.

To the front of the cottage is a low maintenance garden, which has wrought iron fencing and planted borders. To the rear is a courtyard garden which is paved and captures the afternoon sun. There is also the added bonus of an outbuilding creating a storage area with a further store accessed from the neighbouring property's courtyard.

Council Tax Band: A



- 2 Double Bedrooms & Smart Shower Room
- Large Park Close By & Beautiful 'Coastal' Walks Not Far
- Lovely Patio Garden To Front & Courtyard To Rear
- Useful Shops, 2 Pubs & Restaurants Nearby
- Very Appealing Victorian Cottage
- Situated In St Mary's 'Village' Area
- Old Stone Walls & Stone Fireplaces
- Cosy Lounge With A Spacious Kitchen Diner
- Useful Outbuilding To Rear
- Beautiful Decor & Oak Floors



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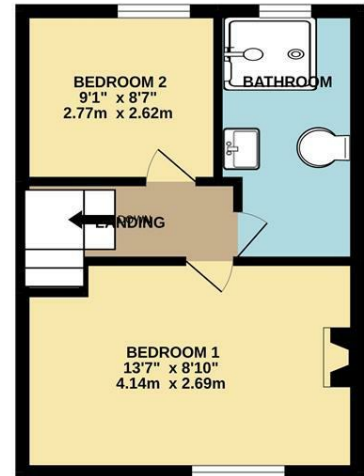
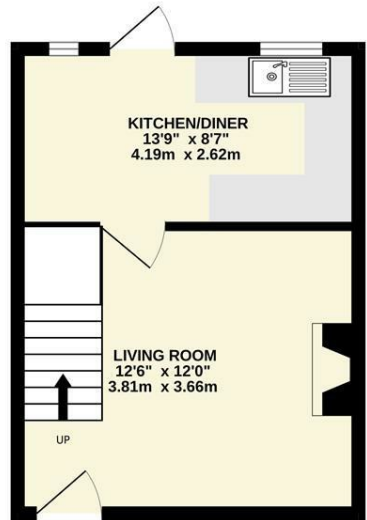
GROUND FLOOR
366 sq.ft. (34.0 sq.m.) approx.



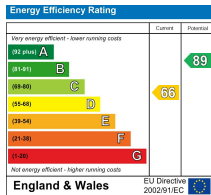
TOTAL FLOOR AREA : 635 sq.ft. (59.0 sq.m.) approx.

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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1ST FLOOR
269 sq.ft. (25.0 sq.m.) approx.



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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