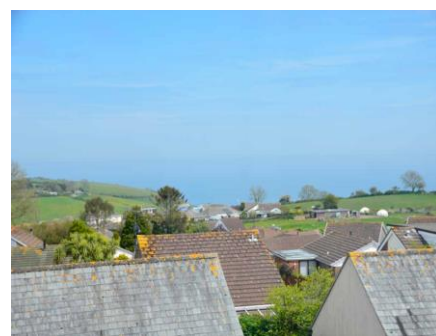


Ferrymans View, Hillhead, Brixham TQ5 0BL



Aft Cottage is a beautifully appointed **MODERN LINKED HOUSE** located in the small hamlet of Hillhead just a few minutes' drive from the Dartside village of Kingswear, the River Dart and historic Dartmouth. The bustling fishing port of Brixham is approximately two miles away to which a bus stop is a short stroll away. The House is arranged over three levels and enjoys some lovely open sea and rural views and forms part of the exclusive Ferrymans development of 12 properties with a gated entry leading to a private parking area and garage to the rear. On the ground floor there are two double size Bedrooms, a snug or additional bedroom plus a Bathroom. The middle floor is an impressive open plan living space with ample spaces for sitting and relaxing and dining. There is a well-appointed open plan kitchen area with attractively fitted Shaker style units and built-in appliances. On the top floor is the principal bedroom with en-suite shower room. Outside there is a pretty cottage style garden to the front and an enclosed rear garden with lawn and decking. Double glazing and electric heating are installed. Aft Cottage is currently used as a holiday letting business and is being sold fully furnished and equipped (except a few personal items).

£367,500 Freehold

GROUND FLOOR with composite front door with exterior canopy over.

ENTRANCE HALL. Wall mounted electric heater. Good size under-stairs cupboard housing hot water cylinder.

BEDROOM 2 9' 0" x 8' 10" (2.74m x 2.69m). Presently arranged as a twin bedded room. Built-in double door wardrobe. Wall mounted electric heater. Window overlooking front.

BEDROOM 3 9' 5" x 8' 10" (2.87m x 2.69m). A double size room. Double glazed French doors opening onto garden. Wall mounted electric heater.

SNUG OR BEDROOM 4 9' 5" x 6' 8" (2.87m x 2.03m). Wall mounted heater. Double glazed French doors open onto rear garden.

BATHROOM. White suite of panelled bath with shower attachment and bi-fold shower screen. Pedestal washbasin with shelf, mirror and light over. Shaver point. Low level W.C. Heated towel rail. Extractor fan.

FIRST FLOOR - LANDING with built-in storage cupboard. Double glazed window to rear. Wall mounted electric heater. Stairs rise to top floor.

IMPRESSIVE OPEN PLAN LIVING SPACE. A beautifully presented open plan space giving ample space for sitting and relaxing; dining and with a well appointed kitchen area.

LOUNGE / DINER 16' 8" x 12' 10" (5.08m x 3.91m). Two double glazed window overlooking front aspect and enjoying a rural view over the surrounding countryside. Wall mounted electric heater.

KITCHEN AREA 9' 6" x 9' 1" (2.89m x 2.77m). Pale grey faced Shaker style units with chrome handles and black marble effect working surfaces. White tiled splashback. Integral washing machine, dishwasher and fridge/freezer. Fitted double oven and grill with halogen hob and cooker hood over. Stainless steel sink unit. Double glazed window with open view.

SECOND FLOOR - SMALL LANDING.

PRINCIPAL BEDROOM SUITE 20' 3" x 11' 6" (6.17m x 3.50m) overall. A really impressive room with double glazed window to rear enjoying a open and distant sea view. Wall mounted electric heater. Door ...

EN-SUITE SHOWER ROOM. Tiled shower enclosure with shower and glass entry door. Pedestal washbasin and low level W.C. Velux type roof window.

OUTSIDE. Approached via a small wooden gate and limestone effect paving to front door. Borders planted with a variety of attractive plants and shrubs.

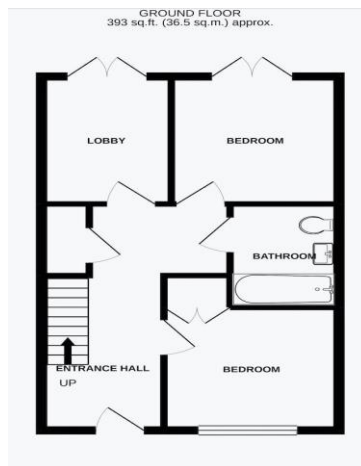
ENCLOSED REAR GARDEN. Small lawn area flanked by limestone effect paving. Composite decking area with seating area below a trellis with climbing plants. External lighting and water tap. Pedestrian access gate to ...

PARKING SPACE behind garden. **SINGLE PITCHED ROOF GARAGE** located in a block adjacent to the house.

COUNCIL TAX BAND: Currently business rated.

ENERGY PERFORMANCE BAND: E

GENERAL INFORMATION There is an annual service charge of £240 per annum to maintain the communal area. Mains Water and electricity are connected (no gas). Superfast broadband is available. The property is being sold fully furnished (except for a few personal items and is fully equipped to be used as a holiday home.



LAYOUT GUIDE ONLY – NOT TO SCALE

The appliances and fixed equipment mentioned in these sales particulars have not been tested by Eric Lloyd & Co. (Churston) Ltd. and therefore prospective purchasers need to satisfy themselves that all such items are in working order. We may receive an introductory fee on recommendations for professional services.

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