

## King Street, Brixham, TQ5 9TH



A beautifully presented two bedroom harbourside cottage, oozing charm and character which has been comprehensively updated and modernised in recent years and now offers a super permanent or investment home.

The cottage has accommodation over three floors offering a large fully fitted kitchen/dining room with integral appliances along with superb family bathroom/w.c. On the first floor there is a comfortable living room with feature period fireplace and access to rare outdoor seating space. The top floor has two comfortable bedrooms. The cottage is currently used as a second home and air bnb.

Offered for sale with **NO CHAIN**. Just a few minutes' walk away the town center with its array of shops, restaurants and cafes, opens to the bustling harbour and pretty marina which has a level walkway to the Breakwater and coastline beyond to Berry Head Country Park.

**£300,000 Freehold**

## GROUND FLOOR.

Double glazed entrance door opens to:

### KITCHEN/DINING ROOM.

**15' 9" max x 10' 1" + recess (4.80m x 3.07m)** A good size kitchen/dining room fitted with cream faced units and solid wood working surfaces with under mounted one and a half bowl ceramic sinks and mixer tap over. Integral washing machine and fridge. Cooker with double oven/grill and four burner gas hob with integral cooker hood over. Concealed 'Glow Worm' boiler. Fitted oak shelving with lighting. Flagstone flooring. Double glazed window to front with pretty window seat and storage cupboard beneath. Recess with further deep seat coat hooks and storage under. T.V. aerial point. Built in storage cupboard. Traditional radiator. Door to bathroom/w.c. Open tred staircase to first floor.

**BATHROOM/W.C.** Comprising white suite of panelled bath with mixer tap and fitted mains shower with fixed overhead shower and screen to side. Concealed flush W.C. and washbasin with L.E.D. heated mirror over. Attractive tiling to walls and fitted glass shelving to recess. Stone floor tiles. Extractor fan. Heated towel rail.

## FIRST FLOOR.

**LIVING ROOM. 16' 0" x 12' 6" (4.87m x 3.81m) overall.** Double glazed window to front. Two traditional style radiators. Period style feature fireplace. Double glazed window/door to **COURTYARD AREA** with ample space for seating. Door to staircase floor staircase:

## SECOND FLOOR.

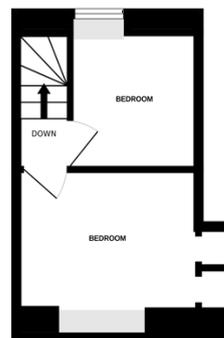
**BEDROOM 1. 8' 7" x 10' 9" + wardrobe recess (2.61m x 3.27m)**  
Double glazed window to front with deep cill. Recess with open front wardrobe space with hanging rails and shelving. Traditional style radiator. T.V. aerial point.

**BEDROOM 2. 7' 7" x 6' 8" (2.31m x 2.03m)**  
Double glazed window to rear. T.V. aerial point. Loft access hatch.

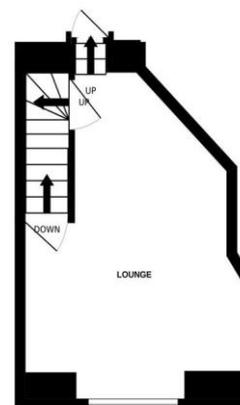
**COUNCIL TAX BAND: A**

**ENERGY RATING: tbc**

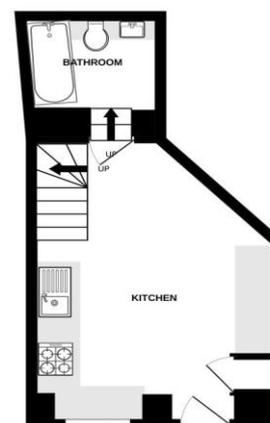
2ND FLOOR  
17.2 sq.m. (186 sq.ft.) approx.



1ST FLOOR  
17.2 sq.m. (185 sq.ft.) approx.



GROUND FLOOR  
21.9 sq.m. (236 sq.ft.) approx.



## 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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