

Prings Court Market Street, Brixham, TQ5 8ET



Tucked away on a quiet pedestrian walkway, this deceptively spacious **TWO BEDROOM FREEHOLD MAISONETTE** offers a wealth of potential, all well within walking distance of Brixham's picturesque town and harbour. To access the property you walk along the cobbled street of Prings Court with character cottages dating back to the 1700's, you then climb the steps, through an archway to the front door.

Internally the property is deceptively spacious, a large lounge is to the front with a feature stone fire surround and separate spacious kitchen / dining room, on the first floor are two double bedrooms and a shower room W.C. The property would benefit from some modernisation, but would create a perfect bolt hold or holiday let. Internal viewing is highly recommended.

£140,000 Freehold

ENTRANCE

Steps up to Upvc front door opening into:

LOUNGE 15' 7" x 13' 9" (4.75m x 4.19m)

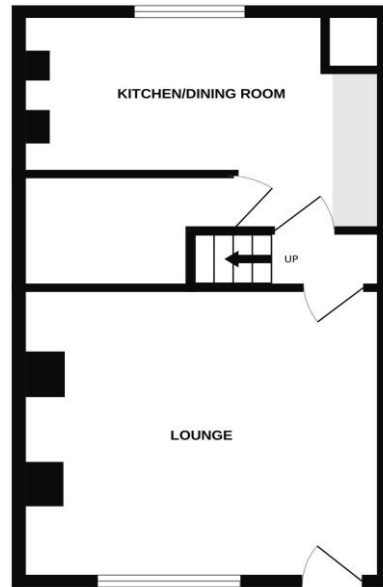
Spacious lounge with central stone fire place (disused). Window to front. Radiator.

INNER HALL

Stairs to first floor. Radiator.

KITCHEN / DINING ROOM 13' 6" x 11' 3"

narrowing to 7'7" (4.11m x 3.43m) A range of cream wall and base units with wood effect worktops and upstands. Tiled splash backs. Stainless steel sink with drainer. Four ring gas hob with electric oven under. Wall mounted gas boiler. Ample space for dining table and chairs. Feature white washed stone wall. Window to rear and side. Very large under stairs cupboard.



1ST FLOOR
39.0 sq.m. (419 sq.ft.) approx.

FIRST FLOOR - LANDING

BEDROOM 1 14' 7" narrowing to 9'11" x 13' 6"

(4.44m x 4.11m) Spacious double room with window to front. Fitted cupboards either side of chimney. Radiator.

BEDROOM 2 9' 8" x 9' 4" (2.94m x 2.84m)

Window to rear. Radiator. currently laid out as twin room.

SHOWER ROOM 8' 1" x 3' 11" (2.46m x 1.19m)

Alcove style shower in tiled surround. Close coupled W.C. Pedestal wash basin. Partially tiled walls. Radiator. Large storage cupboard. Window to side.



AGENTS NOTES:

This is a freehold maisonette, therefore obtaining a mortgage on the property might not be possible.

ENERGY PERFORMANCE RATING: D

COUNCIL TAX BAND: A

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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