

Bolton Street, Brixham, TQ5 9DH



Full of character and charm, this **FOUR BEDROOM PERIOD HOUSE** provides a wealth of space, as well as a large hidden garden to the rear and **PARKING SPACE** on Mount Pleasant Road. Internally the property offers a very spacious lounge with central fire place and door to rear courtyard, fitted kitchen with an array of storage and separate dining room. On the first floor is a good sized bathroom with jacuzzi bath and walk in shower. There are four bedrooms, three of which are large double rooms, one with an en-suite. To the rear is a courtyard garden with access to the outbuilding / utility and steps up to the the back garden, there is also a bright and inspiring work studio. The rear garden is a real feature of the property, hidden away from the hustle and bustle of town, enjoying open views and a sunny aspect, with a central decked area, border raised beds planted with a range of fruit trees and a large timber summerhouse, this area lends itself well to summer living. Internal viewing is highly recommended.

£375,000 Freehold

ENTRANCE HALL

Upvc front door. Radiator.

LOUNGE 20' 7" x 11' 7" (6.27m x 3.53m)

Spacious lounge with central gas fire tiled surround and wooden mantle. Window to front. Upvc door to rear courtyard. Radiator.

DINING ROOM 13' 2" x 12' 5" Narrowing to 9'10" (4.01m x 3.78m) Large ornate stone fire place. Recess for cupboard with window linking to kitchen. Window to front. Radiator.

KITCHEN 13' 7" x 9' 4" at largest (4.14m x 2.84m)

A range of wall and base units with wood effect worktops. One and a quarter bowl white ceramic sink with drainer. Four ring gas hob. Built in electric double oven. Space for dish washer, fridge and freezer. Window to rear courtyard.

FIRST FLOOR - LANDING

Large cupboard housing Worcester boiler. Loft hatch.

BEDROOM 3 13' 2" x 10' 9" (4.01m x 3.27m)

Spacious double room. Window to front. Radiator.

BEDROOM 2 13' 3" x 11' 0" (4.04m x 3.35m)

Spacious double room. Window to front. Radiator.

BEDROOM 1 10' 8" x 9' 10" (3.25m x 2.99m)

Window to rear. Recess for wardrobe. Radiator. Door to:

EN-SUITE Close coupled W.C wall hung basin. Shower cubicle with multi jet and steam system. Heated towel rail. Radiator. Window.

BEDROOM 4 7' 6" x 7' 2" (2.28m x 2.18m)

Window to front. Radiator.

BATHROOM 10' 6" x 7' 4" (3.20m x 2.23m)

Jacuzzi bath with additional hand held head. Walk in shower with panelled surround. Close coupled W.C. Pedestal basin. Heated towel rail. Loft hatch.

OUTSIDE

FRONT TERRACE

Raised terrace mainly landscaped with gravel. Steps up to front door. This property also owns the path to the side of the property which used to access the rear courtyard (now blocked off).

REAR COURTYARD

Full enclosed area large enough for table and chairs. Steps leading up to back garden. Outside tap.

UTILITY OUTHOUSE 8' 4" x 7' 2" (2.54m x 2.18m)

Plumbing for washing machine. Space for fridge freezer. Large storage cupboard.

WORK STUDIO 9' 9" x 8' 5" (2.97m x 2.56m)

Windows to three sides flooding the room with light. Power and lighting.

BACK GARDEN What a space! This hidden gem creates a wealth of space within the town centre. Mainly landscaped with gravel. Central raised deck area. Raised beds with apple, plumb, raspberry and many more plants. Timber shed. Outside tap.

TIMBER SUMMER HOUSE 18' 8" x 12' 8" (5.69m x 3.86m)

Power and lighting. Currently used as bedroom and home office. Open veranda to front.

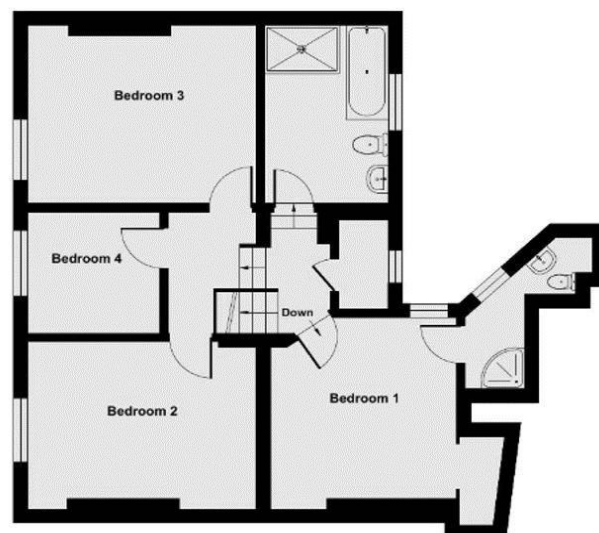
PARKING SPACE Steps lead up from the garden to a private parking space on Mount Pleasant Road.

ENERGY PERFORMANCE RATING: D

COUNCIL TAX BAND: D



GROUND FLOOR



FIRST FLOOR

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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