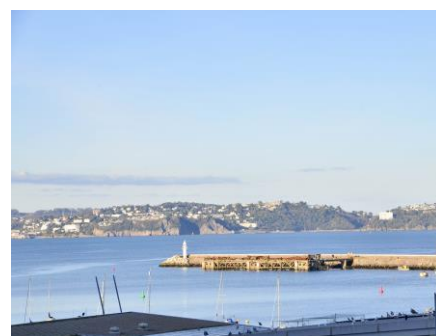
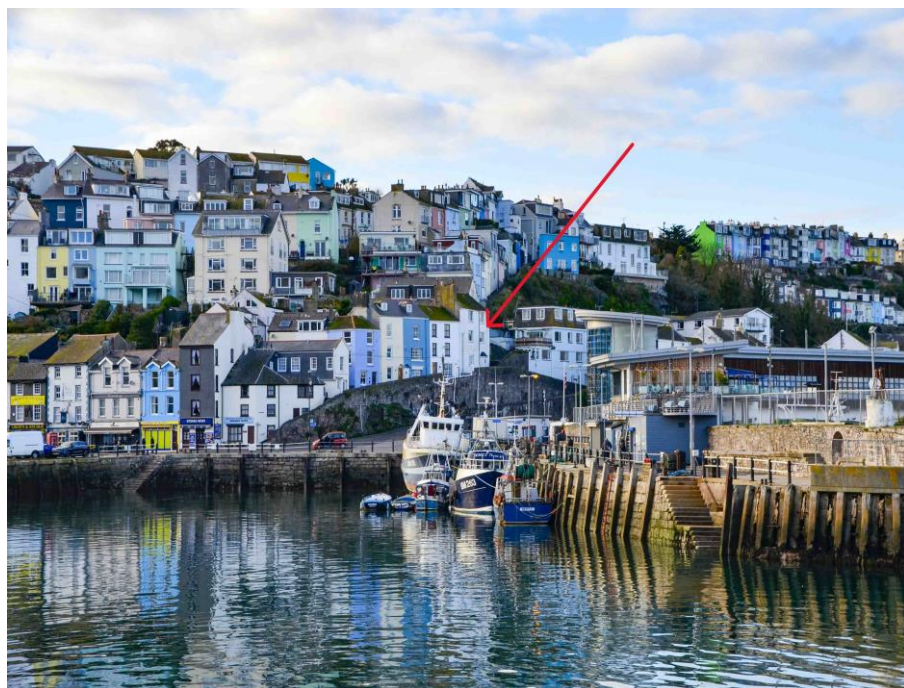


## Overgang, Brixham TQ5 8AP



What a view! This charming **THREE BEDROOM FISHERMAN'S COTTAGE** is set on the hillside just above the harbour and enjoys panoramic sea and harbour views across Tor Bay, the breakwater, outer harbour together with the variety of craft moored in the marina. On the top floor is a stunning vaulted ceiling living space with ample space for relaxing and enjoying the view together with dining area and a well-appointed kitchen space. On the middle floor there are two double size Bedrooms and a striking bathroom. On the ground floor there is further double size Bedroom with en-suite shower room, a useful Utility Room and a Cloakroom. To the rear is a small courtyard space with space for a bistro table and chairs. Gas fired central heating and double glazing are installed. Lopes Cottage is currently used as holiday accommodation and all the fixtures and fittings are to be included in the sale.

**£475,000 Freehold**

## GROUND FLOOR

Entrance door with feature leaded inset depicting a red sail Brixham Trawler.

### SPACIOUS ENTRANCE HALL.

Marble effect ceramic floor tiling. Good size downstairs cupboard. Stairs to first floor. Radiator.

**CLOAKROOM.** White corner handbasin and low flush W.C. Heated towel rail. Part restricted headroom.

**BEDROOM 1 12' 5" narrowing to 10' x 11' 1" plus bay window (3.78m x 3.38m).** Original style bay window with deep cill enjoying a sea view across Tor Bay to Torquay. Radiator. Door to ...

**EN-SUITE SHOWER ROOM.** White pedestal washbasin and low flush W.C. Double width shower cubicle with Mira electric shower. White ceramic tiled flooring. Radiator/towel rail. Pale grey coloured wall tiling to dado level with contemporary border tile.

**UTILITY ROOM 10' 8" x 10' 4" (3.25m x 3.15m) of irregular shape.** Grey working surface with white doored cupboard below and inset stainless steel sink. Space for washing machine. UPVC framed double glazed door and window to courtyard.

## FIRST FLOOR – LANDING.

**BEDROOM 2 14' 1" x 11' 10" narrowing to 9' (4.29m x 3.60m).** UPVC framed double glazed window enjoying superb views. Radiator. Built-in wardrobe.

**BEDROOM 3 10' 11" x 9' 7" (3.32m x 2.92m).** UPVC framed double glazed window enjoying the far reaching views. Radiator. Built-in wardrobe.

**STUNNING BATH & SHOWER ROOM.** White suite of double ended bath, low flush W.C. and pedestal washbasin. Double width shower enclosure with mixer shower. UPVC framed double glazed window with opaque glass. Radiator. Pale grey wall tiling to dado level with contemporary border tile.

## TOP FLOOR

**SUPERB OPEN PLAN LIVING AREA 24' 8" x 16' 8" (7.51m x 5.08m)** A truly stunning family room with vaulted ceiling with exposed beams and rooflight. Four UPVC framed double glazed windows enjoying breath-taking views. Exposed wooden flooring. Two radiators. Feature exposed stone wall. Ample space for dining and relaxing spaces.

**Kitchen Area** with gloss white faced wall and floor units with chrome handles and black marble working surfaces with matching upstands. Inset Lamorna electric hob with glass splashback and cooker hood over. Built-in electric oven under. Integrated fridge, freezer and dishwasher. Inset twin bowl stainless steel sink unit.

## OUTSIDE

**ENCLOSED COURTYARD** with space for bistro table and chairs.

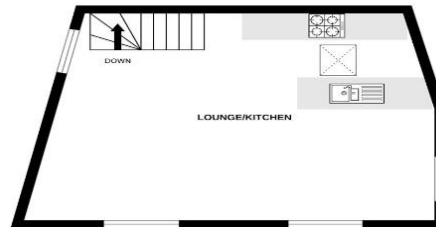
## PARKING

The owner informs us that they currently rent two parking spaces a short walk away from the property, near Furzeham Green. We cannot guarantee the spaces will be transferred to a new owner, however the agreement is currently in place.

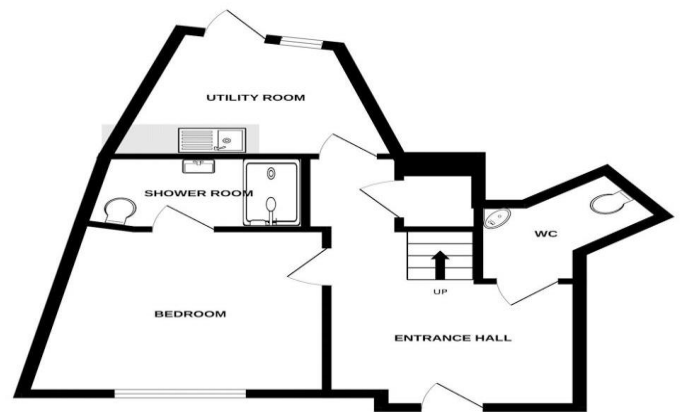
**COUNCIL TAX BAND:** The property is currently registered for business rates.

**ENERGY PERFORMANCE BAND:** D

2ND FLOOR  
30.5 sq.m. (329 sq.ft.) approx.



GROUND FLOOR  
38.3 sq.m. (413 sq.ft.) approx.



1ST FLOOR  
37.5 sq.m. (404 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.

Ref B0001806 Written by: VR