

Sea View Terrace, Overgang Road, Brixham, TQ5 8AU



Views don't get much better than this! Located on Seaview Terrace, meaning uninterrupted panoramic sea, harbour and coastal views can be enjoyed from the front patio, as well as every front facing window. With the town and harbour on your door step, this **THREE BEDROOM TERRACED COTTAGE** is in one of the Brixham's most sought after positions. Internal accommodation is spread over three floors. On the ground floor you enter the open plan lounge dining room with multi fuel burner and floor to ceiling window enjoying the views. To the rear is a freshly installed "Jelly Bean" blue kitchen with underfloor heating, as well as a W.C and low maintenance rear courtyard. On the first floor are two bedrooms one with amazing sea views, and a bathroom. On the top floor the principal bedroom with modern en-suite provide the best views. This property would lend itself very well to a holiday let or second home. Internal viewing is highly recommended.

£415,000 Freehold

ENTRANCE

Upvc entrance door opening to:

LOUNGE / DINING AREA 18' 11" x 12' 7" (5.76m x 3.83m) Bright lounge with tilt and turn door providing outstanding sea and coastal views. 5kw multi fuel burner. Built in cupboard Karndean flooring throughout. Ample space for dining table and chairs.

KITCHEN 12' 4" x 8' 2" (3.76m x 2.49m)

Jellybean blue, shaker style wall and base units with wood effect worktops. Under unit lights. One and a quarter bowl ceramic sink. Tiled splashbacks. Integrated fridge freezer. Space for freestanding cooker with cooker hood over. Integrated wine rack. Space for washing machine and tumble drier (or dishwasher). Electric under floor heating. Karndean flooring. Sky light. Composite stable door accessing the rear courtyard.

W.C

Roca Close coupled W.C. Roca wall hung basin with vanity unit under. Heated towel rail. Extractor fan. Window to rear. Ideal logic boiler.

FIRST FLOOR

BEDROOM 2 13' 7" x 9' 3" (4.14m x 2.82m)

Double room with outstanding open sea views. Built in wardrobe. Radiator. Window to front.

BEDROOM 3 9' 2" x 7' 7" (2.79m x 2.31m)

Double room currently used as study. Built in wardrobe. Radiator. Window to rear.

BATHROOM 9' 0" x 6' 11" (2.74m x 2.11m)

Panelled bath with shower over. Pedestal basin. Close coupled W.C. Built in airing cupboard housing water cylinder. Radiator. Window to side.

TOP FLOOR

ATTIC BEDROOM 13' 8" x 12' 11" (4.16m x 3.93m)

Double room with amazing open sea and harbour views. Built in wardrobe. Storage cupboard above stairs. Radiator. Door to:

EN-SUITE 6' 5" x 6' 1" (1.95m x 1.85m)

Stunning modern shower room. Walk in shower with mains mixer rainfall shower attachment. Glass shower screen. Roca close coupled W.C. Roca basin in vanity unit. Fully tiled walls. Tiled floor. Heated towel rail. Extractor fan. Window to rear.

OUTSIDE

FRONT PATIO

Stunning panoramic sea and harbour views. Ample space for table and chairs.

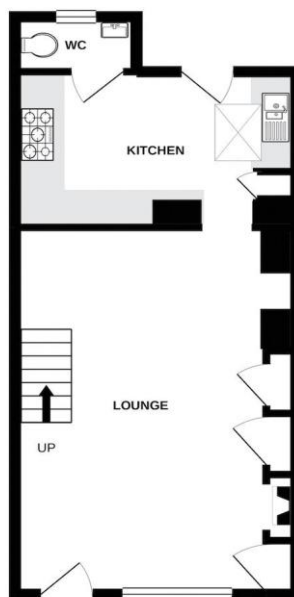
REAR COURTYARD

Low maintenance laid with grey paving slabs. Wood store.

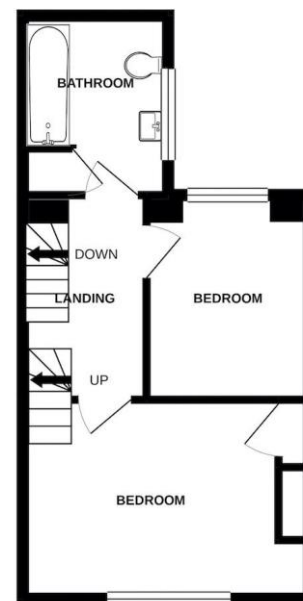
ENERGY PERFORMANCE RATING: D

COUNCIL TAX BAND: D

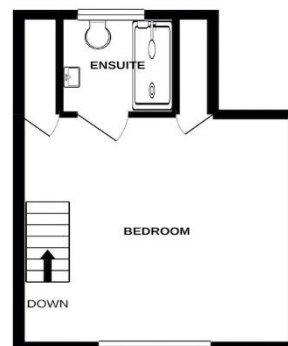
GROUND FLOOR
375 sq.ft. (34.8 sq.m.) approx.



1ST FLOOR
314 sq.ft. (29.1 sq.m.) approx.



2ND FLOOR
248 sq.ft. (23.1 sq.m.) 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 B001781 Written by: Bill Bye