

Station Hill, Brixham, TQ5 8BN



Superbly presented throughout, this **THREE BEDROOM CHARACTER COTTAGE** has been cleverly designed making the most of the space on offer and enjoys views into the harbour from the top floor. Located on Station Hill means Brixham's picturesque town and harbour are within walking distance, or the local Furzeham Green is just around the corner leading you to some spectacular coastal scenery. Internally the house has been finished to a high standard, the open plan style lounge / dining room features a central log burner and connects through to the spacious L shaped fitted kitchen with W.C off. On the first floor are two bedrooms, one being a spacious double room and the other currently laid out as a twin room, both beautifully presented. There is also a modern bathroom with shower over bath. On the top floor is a further bedroom enjoying views between the rooftops into the inner harbour with the added benefit of a well designed en-suite off. The property benefits from a rear garden landscaped to create a patio area, perfect for alfresco dining with views towards All Saints Church. Internal viewing is highly recommended.

£315,000 Freehold

ENTRANCE VESTIBULE

Period wooden front door.

ENTRANCE HALL

Inner glazed door. Radiator. Open to:

LOUNGE / DINING ROOM 22' 8" x 10' 4" narrowing to 10'1 (6.90m x 3.15m) Window to front with window seat under. Modern log burning stove on stone hearth. Fitted cupboards either side of chimney breast. Ample space for living and dining room furniture. Two radiators. Bespoke built in under stairs storage.

L SHAPED KITCHEN 14' 9" x 11' 3" at largest points (4.49m x 3.43m) Cream wall and base units with wood effect worktops and tiled splash backs. Stainless steel sink with drainer. Four ring gas hob with oven under and cooker hood over. Space for washing machine, dish washer and free standing fridge freezer. Wall mounted gas boiler. Window to side. Two Velux windows. Door accessing back garden. Radiator.

W.C Close coupled W.C. Wall hung basin with tiled splash back. Heated towel rail.

FIRST FLOOR - LANDING

Large storage cupboard.

BATHROOM

Bath with shower over, tiled surround and glass shower screen. Corner close coupled W.C. Basin on vanity unit with tiled splash back. Window to side. Heated towel rail.

BEDROOM 1 13' 3" x 10' 10" (4.04m x 3.30m)

Spacious double room with window to front and harbour peeps. Built in shelving either side of chimney breast. Exposed wooden floorboards. Radiator.

BEDROOM 2 11' 6" x 7' 1" (3.50m x 2.16m)

Built in cupboard. Window to rear. Radiator. Exposed wooden floorboards. Currently laid out as a twin room.

TOP FLOOR - MASTER BEDROOM 12' 8" x 12' 6" (3.86m x 3.81m) Spacious double room with dormer window to front with harbour views. Eaves storage. Velux window. Radiator.

EN-SUITE

Shower cubicle with sliding door and Mira electric shower. Basin on vanity unit with LED mirror above. W.C with concealed cistern. Heated towel rail. Window to rear.

OUTSIDE

BACK GARDEN

Steps up to patio terrace area. Outside tap. Border flower beds. Ample space for table and chairs. Sunny aspect. Garden shed.

FRONT TERRACE

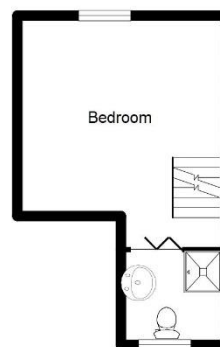
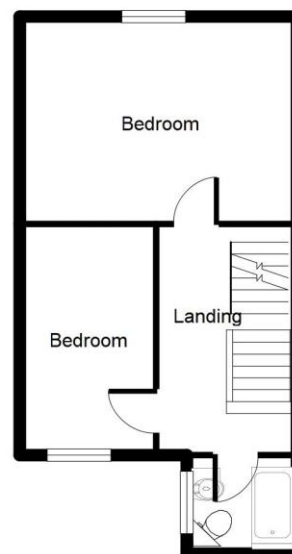
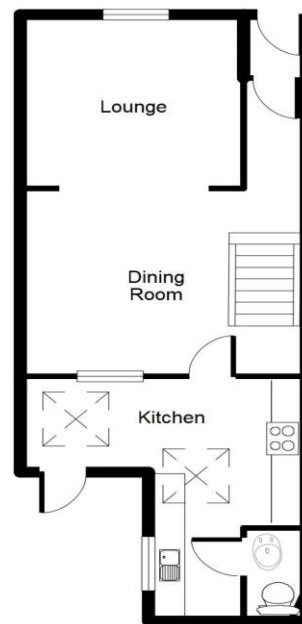
Patio area with bin storage.

ENERGY PERFORMANCE RATING: E

COUNCIL TAX BAND: Currently business rate relief

AGENTS NOTES

Property furniture is available upon separate negotiation



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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