

Ostend Cottages King Street, Brixham, TQ5 9TP



Exceptional is the only way to describe this outstanding **THREE BEDROOM PERIOD HOUSE** which offers a deceptively spacious and well appointed home in a tucked away spot, yet just yards from the harbour and water front. A most unexpected feature of this property is the large courtyard style landscaped garden behind the house, offering a haven from the bustle of the town. The accommodation is arranged over three floors. The ground floor offers an open plan living room and fitted kitchen, together with a handy cloakroom/laundry room. The main bedroom with its own en-suite shower room together with the house bathroom are on the first floor, with two further bedrooms being on the top floor. There is gas fired central heating and double glazing. The property is currently a successful holiday let.

Guide Price £415,000 Freehold

GROUND FLOOR Front door opens to:

LIVING ROOM & KITCHEN 21' 8" x 15' 6" (6.60m x 4.72m) Oak finished flooring.

LOUNGE AREA 15' 4" x 10' 5" (4.67m x 3.17m)
Open fireplace with slate hearth. Window to the front.

KITCHEN AREA 12' 9" x 10' 7" (3.88m x 3.22m)
Window overlooks the garden. Fitted with a comprehensive range of ivory faced wall and base units with granite effect worktops and complimenting wall tiling. White ceramic sink. Fitted four ring gas hob with built in oven under and concealed cooker hood over. Integrated dishwasher. Under stairs cupboard. Concealed gas fired central heating boiler.

REAR LOBBY Door to garden.

CLOAKROOM/LAUNDRY ROOM 7' 10" x 6' 5" (2.39m x 1.95m) White suite of pedestal basin and close coupled W.C. Plumbing for washing machine. (Please note that this room forms a "flying freehold" over part of the adjacent property.)

FIRST FLOOR

LANDING Walk in cupboard.

BEDROOM 1 16' 0" x 10' 8" (4.87m x 3.25m)
A double aspect room. Feature stained glass window with sailing trawler motif.

EN-SUITE SHOWER ROOM

Marble effect wall finish. Walk in shower with electric shower unit, basin in bathroom unit and close coupled W.C. Illuminated mirror. Heated towel ladder.

OFFICE/STORE 5' 4" x 3' 9" (1.62m x 1.14m)
A handy space ideal as a small office or store room. (Please note that there is no natural lighting in this room.)

HOUSE BATHROOM

Contemporary white suite of shower bath with shower screen and over head shower in tiled surround. Basin in bathroom unit and close coupled W.C. Heated towel ladder.

SECOND FLOOR - LANDING

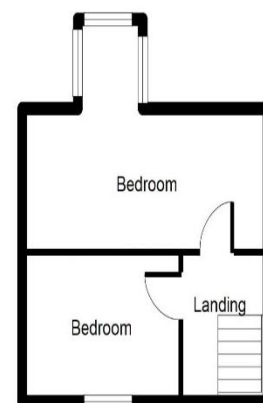
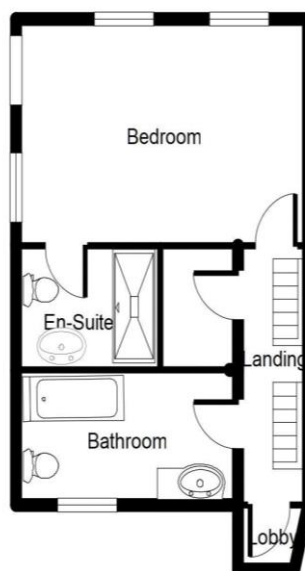
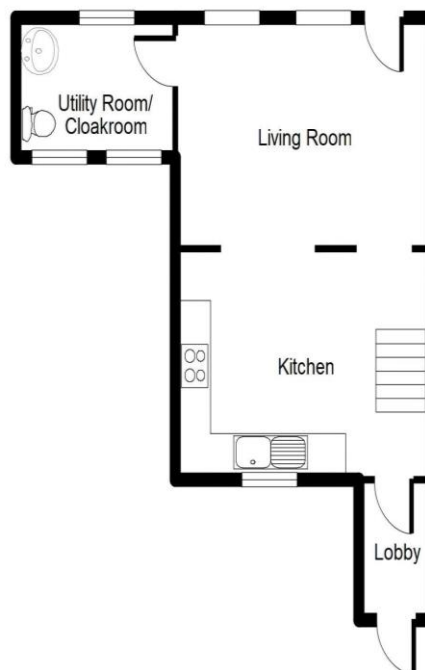
BEDROOM 2 16' 8" x 7' 0" (5.08m x 2.13m) extending to 11'6" into dormer.

BEDROOM 3 11' 0" x 7' 7" (3.35m x 2.31m)
Part limited headroom.

OUTSIDE To the rear of the house is a large enclosed **LANDSCAPED COURTYARD GARDEN**. The garden is enclosed by walling and fencing. Timber deck area leads to an area of level decorative chippings with a central water feature and raised edge borders.

ENERGY PERFORMANCE RATING: E

COUNCIL TAX BAND: BUSINESS RATED



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 B001525 Written by: Bill Bye