

## Ostend Cottages Temperance Place, Brixham, TQ5 9TP



Simply superb! This **THREE BEDROOM CHARACTER COTTAGE** with courtyard garden, is not only a matter of meters away from Brixham's town and harbour, but comes with a huge benefit of **OFF ROAD PARKING** located on the nearby Elkins Hill. The property is full of character features, balanced with modern high quality fittings. The real focal points of the property are the modern kitchen / dining room creating a bright and spacious room with integrated appliances, double opening doors to the rear courtyard and W.C / Utility room off. The family bathroom is also a real highlight with a simply stunning double ended freestanding bath, as well as separate shower and striking tiled walls. The cottage is a real testament of what can be done, whilst retaining the character features. Ostend Cottages are a run of 5 cottages dating back to circa 1900, they are located just off Temperance Place accessed from King Street in the heart of Brixham. The Harbourside is less than a minutes stroll away, whilst the private parking space is located at the top of Temperance Steps on Elkins Hill. Internal viewing needed to understand the quality of finish on offer.

**£425,000 Freehold**

## ENTRANCE VESTIBULE

UPVC framed front door, with stained glass inset. Consumer unit. Space for coats. Inner period style wooden door opening to ...

## LOUNGE/DINER 21' 10" x 12' 9" at widest (6.65m x 3.88m)

Central multi-fuel fire with slate hearth and wooden mantel. Window to front with bespoke wooden shutters. Two radiators. Ample space for living and dining furniture.

## KITCHEN/DINER 16' 2" x 6' 1" (4.92m x 1.85m) and dining area 8'11" x 5'4"

Blue shaker style wall and base units with quartz worktops and upstands. Tiled splashback. Inset butler sink with worktop drainer. Integrated slimline dishwasher and integrated fridge/freezer. Classic range style oven with induction hob and cooker hood over. Cupboard under stairs. Window to side. Dining area with double opening patio doors to courtyard garden.

## CLOAKROOM

Close coupled W.C. Compact wall washbasin. Quartz effect worktop with space under for washing machine.

## FIRST FLOOR LANDING

Radiator.

## BATHROOM

Stunning free-standing double ended bath with standpipe taps. Large shower cubicle with rainfall shower head and hand held attachment. Window. Vanity unit with quartz worktop and concealed cistern W.C. Heated towel rail. Window to rear. Glow worm combi boiler. Beautiful tiled walls.

## BEDROOM 1 13' 3" x 10' 5" (4.04m x 3.17m)

Super double size room. Two windows to front with bespoke wooden shutters. Built-in cupboards.

## BEDROOM 2 10' 11" x 7' 7" (3.32m x 2.31m)

Radiator. Door to ...

## ROOF TERRACE

Sunny aspect. Wooden railings.

## TOP FLOOR

## DORMER ROOM 15' 7" x 13' 7" (4.75m x 4.14m)

Window to front. Loft hatch. Feature ornate cast iron fireplace with wooden surround. Eaves storage. Radiator.

## OUTSIDE

## REAR COURTYARD

White washed walls and stone slabs. Outside tap.

## FRONT

Steps up from King Street. Front courtyard with raised bed. Landscaped with purple slate and palm tree. Bin store. Artificial grass. Gated access to St. Peters Steps.

## ENERGY PERFORMANCE RATING: D

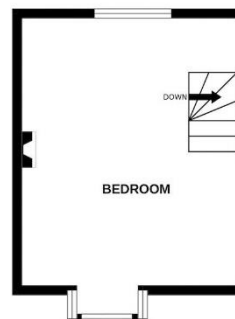
## COUNCIL TAX BAND: C

GROUND FLOOR  
43.6 sq.m. (469 sq.ft.) approx.

1ST FLOOR  
35.7 sq.m. (384 sq.ft.) approx.



2ND FLOOR  
21.2 sq.m. (229 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.

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