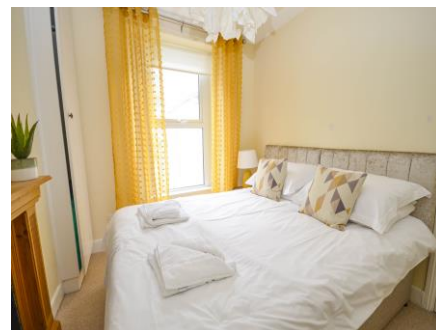


North View Road, Brixham, TQ5 9TS



Set on the hillside with the bustling harbour scene below and views of the sea and coastline beyond a very well presented classic **THREE BEDROOM TERRACED COTTAGE**. The cottage offers comfortable and well finished accommodation with a modern twist. The layout has been partly reversed with the lounge now on the upper floor to take full advantage of the harbour and sea views. The ground floor offers a double bedroom, kitchen/dining room, lobby/utility and the house bathroom. Upstairs are two further bedrooms (double and single) plus the lounge. There is gas central heating and double glazing. The garden cascades down the hillside above the house over various terraces with the higher ones enjoying a panoramic view over the bay. The harbour side and waterfront are easily reached on foot via the various steps lead down to King Street. Around the harbour are a multitude of cafes, restaurants and boutique shops. Ferries and pleasure boats depart from the harbour jetty. The cottage is currently operated as a self catering property sleeping five guests. Deceptive from the front, viewing recommended.

£365,000 Freehold

GROUND FLOOR

ENTRANCE LOBBY. UPVC front door. Inner door to:

HALL

DINING ROOM & KITCHEN 10' 5" x 10' 0"
(3.17m x 3.05m) Fitted shaker style cream faced wall and base units with marble effect worktops and inset bowl sink. Fitted oven and four ring electric hob with overhead hood. Integrated fridge/ freezer. Built in understair cupboard.

BEDROOM 1 10' 6" x 10' 0" (3.20m x 3.05m)
Double room with sea view over bay. Twin alcoves with fitted cupboards.

REAR LOBBY/UTILITY UPVC framed double glazed door to side. Space for washing machine with work top above.

BATHROOM 7' 5" x 6' 0" (2.26m x 1.83m) plus handy recess. Easy care marble effect laminate wall finish. Bath with shower attachment and shower screen. Basin in bathroom stand with drawers under. Close coupled W.C. Heated towel rail.

FIRST FLOOR

SPLIT LEVEL LANDING. Loft hatch.

LOUNGE 14' 3" x 10' 7" (4.34m x 3.22m) Sea and harbour views. Feature stone faced chimney breast with brick hearth.

BEDROOM 2 10' 0" x 8' 0" (3.05m x 2.44m) Double room. Twin built in cupboard and wardrobe. Original style cast fire grate.

BEDROOM 3 9' 11" x 7' 5" (3.02m x 2.26m) Single room. Cupboard housing gas fired boiler.

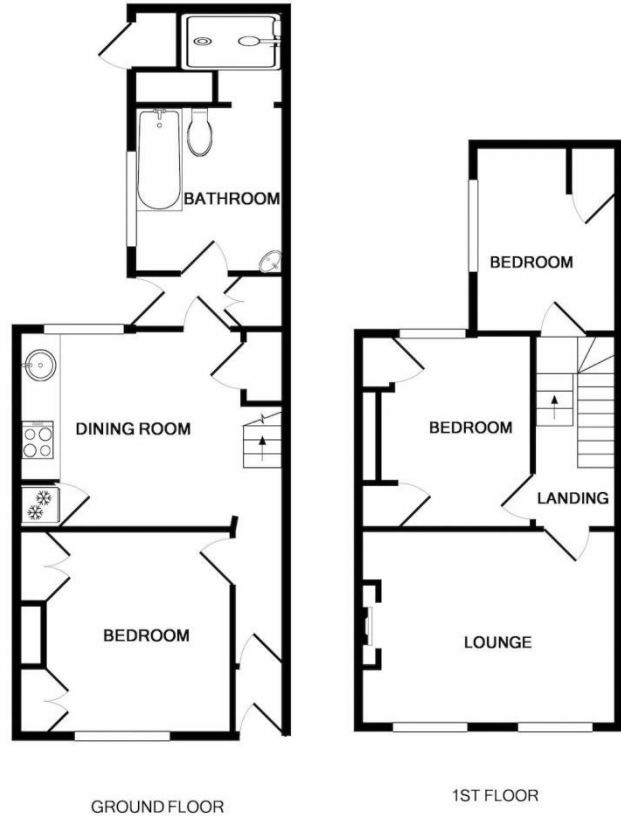
OUTSIDE. The terrace is approached via steps up from North View Road. Private terrace to the front of the house with views over the harbour. Small rear courtyard. Steps lead up through the landscaped rear garden arranged with a series of level terraces. From the upper two terraces sea views over the bay are enjoyed.

COUNCIL TAX BAND: C

ENERGY PERFORMANCE: D

PARKING. There is limited on street parking in North View Road. Further on street parking available in Elkins Hill behind.

MOBILE AND BROADBAND The Ofcom website indicates that there is full broadband and mobile coverage in this area.



GROUND FLOOR

1ST FLOOR

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 B0013185 Written by: Jonathan Bye