

## White Cottage, 5 Castor Road, Brixham, TQ5 9PX



A quite delightful **TWO BEDROOM END TERRACE COTTAGE, WITH GARAGE AND PARKING**, which has been in the same ownership for over 40 years. Over those years the cottage has been improved and extended. Many of the original features of this stone built cottage remain, the ceiling beams in the lounge being of particular note. However the property now offers scope for improvement and modernisation providing the new owners with a great opportunity to create a truly individual home. The windows are double glazed with central heating by way of the gas fired Rayburn in the dining area. The garden, set above the road to the front, is a real sun trap. The icing on the cake in this location is the generous size garage with driveway parking in front. The property is in a handy level location. The local Castor Stores is just up the road. The local bus passes the end of the road with the town centre and harbour being an easy walk down Bolton Street. The property is offered for sale chain free.

**£260,000 Freehold**

## GROUND FLOOR

GROUND FLOOR  
58.1 sq.m. (625 sq.ft.) approx.

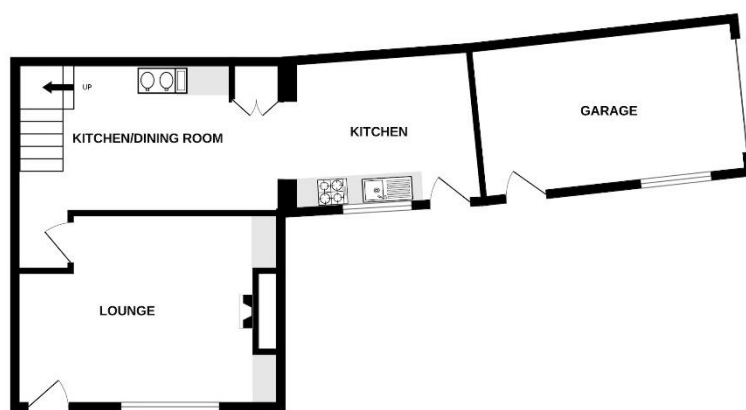
**PORCH ENTRANCE.** Front door opens to:

**LOUNGE 16' 4" x 12' 1" (4.97m x 3.68m) overall**  
Feature beamed ceiling. Stone faced fire place with tiled hearth and fitted gas fire. Shelved recesses to either side.

### DINING ROOM & KITCHEN

**DINING AREA 16' 0" x 9' 5" (4.87m x 2.87m)**  
Fitted gas fired Rayburn Royal for cooking and central heating. Airing cupboard. Fitted cupboard. Stairs to first floor with Stannah stair lift.

**KITCHEN AREA 13' 3" x 10' 7" (4.04m x 3.22m) maximum**  
Range of wall and base units with weave effect facings. Fitted four ring electric hob (needs repair) with oven under. Space for washing machine. Tiled floor. Door to side.



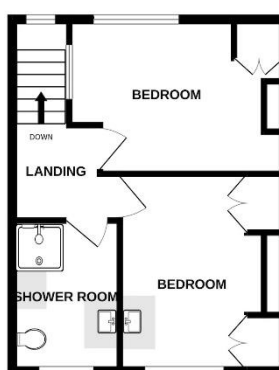
1ST FLOOR  
33.0 sq.m. (356 sq.ft.) approx.

## FIRST FLOOR

**LANDING** Built in cupboard. Loft hatch.

**BEDROOM 1 12' 0" x 8' 8" (3.65m x 2.64m)** Fitted double bed base. Built in twin wardrobes with cupboards over. Basin with cupboard below.

**BEDROOM 2 13' 7" x 9' 1" (4.14m x 2.77m) overall**  
A double aspect room. Fitted single bed base. Built in wardrobe.



**SHOWER ROOM/W.C. 8' 10" x 5' 9" (2.69m x 1.75m)** Tiled shower enclosure. Basin in vanity unit. Close coupled W.C. Fitted cupboard. Shaver light and point.

**OUTSIDE.** Driveway providing off road parking leads to:

**ATTACHED GARAGE 17' 8" x 11' 2" (5.38m x 3.40m) average**  
Up and over door. Door to side. Power and light.

**GARDEN.** Sun trap garden to the front of the cottage with path, lawn and shrubs. Sheltered side garden with screen hedging and finished with stone chippings. Small **GARDEN SHED.**

**COUNCIL TAX BAND C**

**EPC RATING F**

**BROADBAND & MOBILE** The Ofcom website indicates that ultrafast broadband is available in this area, but mobile coverage might be limited.

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 B0001873 Written by: Jonathan Bye.