

## Prospect Road, Brixham, TQ5 8HS



Enjoying brilliant harbour views, a lawned garden to the rear, sunny front terrace and rarely available spacious **GARAGE**, this **THREE / FOUR BEDROOM HOUSE** is not to be missed. Nestled on the hillside above Brixham's harbour, Prospect Road is within easy walking distance of the many restaurants and shops along the water's edge or a short stroll leads you to Furzeham Green and onto many secluded Coves and Beaches. The property itself is currently a very successful holiday let, partly due to the wealth of space on offer, combined with the front and rear gardens and off road parking found in the garage. Internally the house is laid out across three floors, on the entrance floor can be found a large entrance hall, spacious lounge / dining room and modern fitted kitchen with access to the back garden. On the first floor is a superb bathroom with separate shower and further separate W.C, as well as three bedrooms, the forward facing two enjoying harbour views. On the top floor is currently a games room, complete with exceptional views from the dormer window. To the rear is a lawned garden flanked with stone walls, whilst to the front are two terraces, both perfectly positioned to enjoy alfresco dining with a view. Internal viewing will need to be booked in advance due to scheduled holiday lettings.

**£495,000 Freehold**

## **ENTRANCE HALL**

Spacious hall with ample room for shoes and coats. Glass fronted display unit. Two radiators. Under stairs cupboard. Electrical consumer unit.

**LOUNGE / DINING ROOM 25' 0" x 11' 0" (7.61m x 3.35m)** Window to front and rear. Central tiled fire surround. Two radiators. Built in cupboards.

## **KITCHEN 13' 9" x 7' 2" (4.19m x 2.18m)**

Gloss white wall and base units with stone effect worktops and tiled splash backs. Double bowl stainless steel sink with drainer. Built in oven and electric hob with cooker hood over. Dishwasher and fridge freezer. Recess with washing machine. Window and door to rear courtyard.

## **FIRST FLOOR - LANDING**

### **BEDROOM 1 12' 0" x 8' 11" (3.65m x 2.72m)**

Window to front with harbour views. Built in wardrobes. Radiator.

### **BEDROOM 2 10' 2" x 9' 2" (3.10m x 2.79m)**

Window to rear. Built in wardrobes. Radiator. Ornate cast iron fireplace.

### **BEDROOM 3 9' 4" x 7' 3" (2.84m x 2.21m)**

Window to front with harbour views. Radiator.

### **BATHROOM 9' 9" x 7' 11" (2.97m x 2.41m)**

Bath in tiled surround. Shower enclosure with panelled surround. Close coupled W.C. Wall hung basin. Radiator. Cupboard housing Worcester boiler with further storage cupboard. Radiator.

## **SEPARATE W.C**

Close coupled W.C. Wall hung basin. Window.

**TOP FLOOR - GAMES ROOM / BEDROOM 4 16' 2" x 10' 6" plus dormer (4.92m x 3.20m)** Dormer window to front with brilliant harbour views. Eaves storage. Radiator.

## **OUTSIDE**

### **REAR COURTYARD**

Tiled area with outside tap and light. Steps lead up past a built in store cupboard to:

### **BACK GARDEN**

Lawned garden area with patio seating. Private sunny setting.

### **FRONT TERRACE**

Raised patio area adjacent to property enjoying views into Brixham Harbour. Stainless steel and glass balustrades. Steps down to further large terraced area. Outside tap, lights and power.

### **GARAGE 18' 5" x 16' 10" (5.61m x 5.13m)**

Rarely available in this location. Roller garage door. Power and lighting. Tap. Upvc pedestrian door to side.

## **BROADBAND AND MOBILE**

The Ofcom website indicates broadband and mobile reception is available at this property. Gas, electric, water are all on mains supply, with mains drainage connection.

## **ENERGY PERFORMANCE RATING: E**

## **COUNCIL TAX BAND: Currently business rated**

## **AGENTS NOTES**

The property is currently a successful holiday let marketed through Classic Cottages. The property can be sold furnished ready to let (except personal items) if required.

## **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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