

## 54 Milton Street, Brixham, TQ5 0AR



This **TWO BEDROOM SEMI-DETACHED HOUSE** with further attic room is a real character cottage with a modern finish. As you walk up the pathway with purple slate landscaped garden to the side you enter the property via the front porch and into the lounge with open fire and stone surround. This flows through to the modern fitted kitchen complete with range style oven, integrated appliances and breakfast bar. A conservatory is to the rear of the property with double patio doors opening to the back garden, along with fitted cupboards, one housing the gas boiler. On the first floor are two bedrooms, the principal being a spacious room with fitted wardrobes, along with a cleverly designed modern bathroom with shower bath and rainfall shower head. Further stairs have been installed creating easy access to the attic room, this would make an ideal office or easy access storage room. To the rear of the property is a sunny South facing garden with patio area adjacent to the property with raised beds and grapevine. Steps lead up to the main garden with further seating area and garden shed. Milton Street itself provides street parking and is within the local conservation zone. Brixham's town and harbour is just over a mile away with a local bus service passes the door. The local shop is within walking distance at St. Mary's Square.

**£299,950 Freehold**

## ENTRANCE PORCH

Composite stable door. Tiled floor. Inner door to:

## LOUNGE 12' 7" x 10' 4" (3.83m x 3.15m)

Feature open fire with white washed stone surround, wooden mantle. Recessed built in shelving cupboard. Window to front. Tiled Floor. Radiator.

## KITCHEN 12' 11" x 10' 3" (3.93m x 3.12m)

Modern shaker style kitchen with stone effect worktops and matching splashbacks. One and a quarter bowl black composite sink with drainer. Smeg range style oven with splashback and cooker hood over. Integrated washing machine and undercounter fridge and separate under counter freezer. Breakfast bar. Heated towel rail. Under stairs cupboard. Stairs to first floor.

## CONSERVATORY 13' 8" x 8' 6" (4.16m x 2.59m)

Double opening patio doors to rear garden. Built in storage cupboards, one housing Ideal Logic gas boiler. Radiator. Tiled Floors.

## FIRST FLOOR - LANDING Radiator.

## BEDROOM 1 12' 9" x 10' 10" at largest (3.88m x 3.30m)

Built in wardrobes. Window to front. Radiator.

## BEDROOM 2 7' 7" x 7' 6" (2.31m x 2.28m)

Window to rear. Radiator.

## BATHROOM 7' 6" x 5' 2" (2.28m x 1.57m)

Shower bath with rainfall shower head over. Close coupled W.C. Pedestal wash basin with led lit mirror above. Heated towel rail. Window to front. Cupboard over stairs.

## ATTIC ROOM 12' 4" x 7' 2" (3.76m x 2.18m)

Velux style window to rear. Lots of eave storage. Radiator. Ideal home office or easy access storage.

## OUTSIDE

### FRONT GARDEN

Pedestrian path leading up from Milton Street. Landscaped garden with decorative purple slate. Space for bins. Road parking is available first come first served.

### BACK GARDEN

Sunny South facing garden with patio area adjacent to property with surrounding raised beds. Outside tap, power socket and lights. Steps up to main garden area. Further patio area. 8x8 Garden shed with power. Mature grapevine.

## AGENTS NOTES

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: F

## COUNCIL TAX BAND: B

Approx Gross Internal Area  
90 sq m / 971 sq ft



Ground Floor  
Approx 44 sq m / 477 sq ft

First Floor  
Approx 28 sq m / 304 sq ft



Second Floor  
Approx 18 sq m / 190 sq ft

## 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 B001889 Written by: Bill Bye