

## St. Peters Hill, Brixham, TQ5 9TE



Nestled on the hillside above Brixham's harbour, this beautiful **THREE BEDROOM COTTAGE** is a real hidden gem, with the added benefit of **NO ONWARD CHAIN**. Tucked away just off St. Peter's Hill, set in communal gardens this idyllic cottage is within walking distance of the water's edge with many restaurants to stop at or stunning coastal walks to stroll. The property itself is arranged across three floors, enjoying stunning harbour and **SEA VIEWS**. As you enter via the stable door you are welcomed by the open plan style kitchen / living / dining room. The kitchen itself is a cleverly arranged designed with integrated appliances, the whole room is heated with under floor heating. On the first floor is a spacious bedroom, currently laid out as a twin room, and a well-presented shower room. The top floor offers two bedrooms, one being the principal room with built in wardrobes and stunning harbour and sea views best enjoyed sitting on the window seat. The property is currently a holiday let, however would lend itself well to a permanent residence. Internal viewing is highly recommended.

**£280,000 Freehold**

## ACCESS

Steps lead up from St. Peters Hill into a communal garden and along to the wooden stable door.

## KITCHEN / DINING / LIVING ROOM

Open plan style room with space for table and chairs, as well as living room furniture. Sash window to front.

Underfloor heating.

## KITCHEN AREA

Galley style kitchen with white wall and base units with stone effect worktops. One and a quarter bowl Stainless steel sink with drainer. Four ring electric hob with oven under and cooker hood over. Tiled splash back.

Integrated under counter fridge with ice box.

## FIRST FLOOR LANDING

## BEDROOM 2

Spacious bedroom currently laid out as a twin room. Window to front with sea views. Electric radiator.

## SHOWER ROOM

Shower cubicle. Basin on gloss white vanity unit with light over. W.C with concealed cistern. Fully tiled walls and floor. Underfloor heating. Heated towel rail.

Window to front.

## TOP FLOOR - LANDING

Velux style window.

## BEDROOM 3

Window. Electric Radiator.

## PRINCIPAL BEDROOM

Spacious double room with window with window seat to front enjoying spectacular sea and harbour views. Built in bespoke wardrobe and dresser. Electric radiator.

## OUTSIDE

## COMMUNAL GARDENS

The property has use of the well-kept communal gardens to the front. This is jointly maintained by the residents.

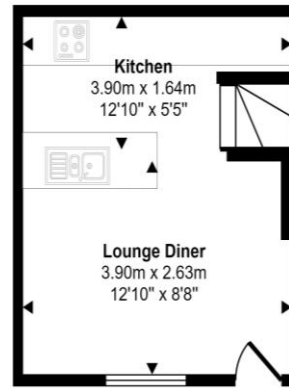
## AGENTS NOTES

The property can be purchased fully furnished, subject to further negotiations.

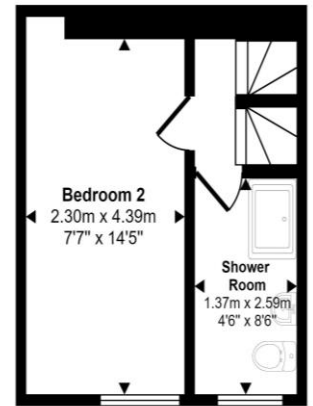
## ENERGY PERFORMANCE RATING: F

## COUNCIL TAX BAND: Business rated

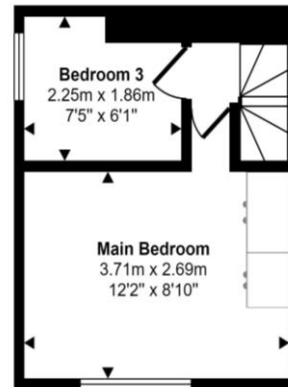
Approx Gross Internal Area  
53 sq m / 569 sq ft



Ground Floor  
Approx 17 sq m / 186 sq ft



First Floor  
Approx 18 sq m / 193 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 B001887 Written by: Bill Bye