

South Furzeham Road, Brixham, TQ5 8JA



One of a kind, this **THREE BEDROOM SEMI-DETACHED CHARACTER COTTAGE** is truly remarkable. The current owners have extensively modernised the property throughout creating a contemporary feel whilst retaining the character features. South Furzeham Road is well located, with the local Furzeham Green only a stone's throw away, whilst Brixham town and harbour are within walking distance. The property itself is arranged across four floors, as you enter via the entrance vestibule and hallway, you have a bedroom and spacious bathroom with claw footed bath, on the first floor can be found a lounge with sea views and further bedroom, whilst the top floor is home to a bedroom with stunning harbour and sea views. The real feature of the property is the bespoke kitchen / dining room located on the ground floor. With hand made kitchen units, solid wood worktops, tiled flooring and bi-folding doors to the rear courtyard. Outside is a courtyard garden enjoying a sunny aspect, as well as a side garden providing access to South Furzeham Road.

£375,000 Freehold

ENTRANCE VESTIBULE

Composite front door. Modern radiator. Inner door.

ENTRANCE HALL

Stairs to first floor with frameless glass balustrades.
Exposed stone wall. Window to rear. Modern Radiator.

BEDROOM 1

Window to front. Radiator.

BATHROOM

Claw footed freestanding bath with rainfall shower over and glass screen. Low level W.C. His and hers basin on vintage wooden vanity unit with slate surface. Heated towel rail. Two built in cupboards, one housing Glow worm boiler. Window to rear.

FIRST FLOOR

LOUNGE

Central contemporary fire. Window to rear with harbour views. Storage cupboard.

BEDROOM 2

Window to front. Radiator. Two built in storage cupboards.

TOP FLOOR

Dormer window to front with sea views. Velux window to rear with brilliant harbour and sea views. Bespoke built in store cupboards. Restricted head room.

GROUND FLOOR

KITCHEN / DINING ROOM

A real feature of the property. Bespoke hand made kitchen with solid wood worktops. Hotpoint induction hob with stainless steel splash back, cooker hood over and double oven and grill under. Butler style sink. Space for washing machine and tumble dryer. Ample space for dining table and chairs. French log burning stove with tiled hearth. Bespoke wooden stairs with frameless glass balustrades. Bi-folding doors opening to courtyard garden. Electric underfloor heating.

OUTSIDE

REAR COURTYARD

Cosy courtyard garden with built in seating.

SIDE GARDEN

Accessed from kitchen. Steps lead up to street level with gated access. Bin storage.

ENERGY PERFORMANCE RATING: E

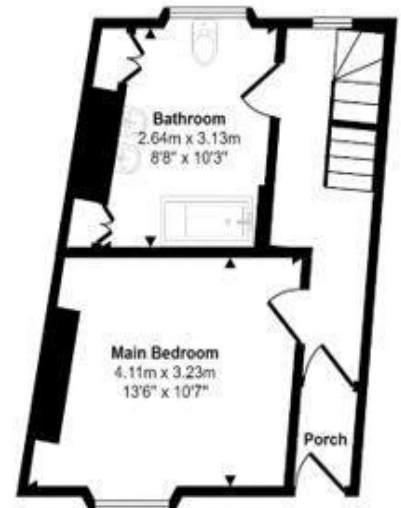
COUNCIL TAX BAND: C

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.

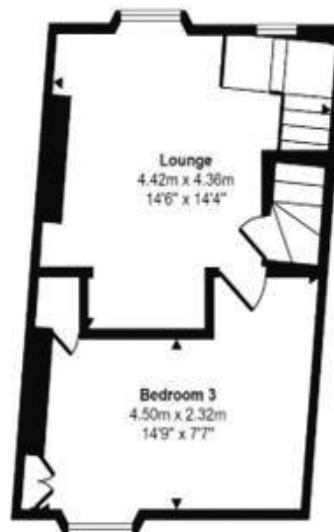
Approx Gross Internal Area
101 sq m / 1090 sq ft



Basement
Approx 26 sq m / 281 sq ft



Ground Floor
Approx 29 sq m / 311 sq ft



First Floor
Approx 30 sq m / 319 sq ft



Second Floor
Approx 17 sq m / 179 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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 B001916 Written by: Bill Bye