

North View Road, Brixham, TQ5 9TS



Nestled into the Hillside of Brixham's harbour, this **TWO BEDROOM CHARACTER COTTAGE** is just a stones throw from the town and harbour and has the added benefit of sea and harbour views. The property is full of character and charm with bay windows making the most of the views, as well as a front terrace and rear courtyard. Upon entering the property, the inner hall opens to the deceptively spacious lounge / dining room and adjoining kitchen. On the first floor are two good sized bedrooms, the principal room enjoying harbour and sea views, as well as a bathroom and further garden room accessing the rear courtyard. There is also an attic room, accessed via a fixed ladder. The property is currently holiday let, therefore viewing is by appointment only.

£275,000 Freehold

ENTRANCE PORCH

Wooden front door to inner porch. Electric consumer unit and meter at high level. Door to hallway. Door to Lounge.

HALLWAY Radiator.

LOUNGE / DINING ROOM 23' 3" into Bay x 11' 6" (7.08m x 3.50m) Spacious room with bay window to front. Electric fire place with tiled surround. Ample space for living room and dining furniture. Under stairs cupboard. Two radiators.

KITCHEN 11' 8" x 6' 10" (3.55m x 2.08m)

Gloss cream wall and base units with wood effect worktops. One and a quarter bowl stainless steel sink with drainer. Tiled splash backs. Free standing electric oven. Space for washing machine and free standing fridge freezer. Sky light.

FIRST FLOOR

BATHROOM 5' 11" x 5' 4" at largest (1.80m x 1.62m) Bath with shower attachment and tiled surround. Pedestal washbasin. Close coupled W.C. Window to side. Cupboard housing Ideal Logic combi boiler.

GARDEN ROOM 6' 3" x 5' 6" (1.90m x 1.68m) Power and lighting. Door to rear courtyard.

REAR COURTYARD

Steps up to paved area with covered store.

BEDROOM 1 14' 1" into bay x 11' 10" (4.29m x 3.60m) Spacious double room with bay window to front enjoying harbour and sea views. Extensive built in wardrobes. Shelving and storage either side of bed. Radiator.

BEDROOM 2 8' 10" x 8' 6" (2.69m x 2.59m) Currently laid out as a twin room. Cupboards either side of chimney. Ornate cast iron fire place with wooden surround. Radiator.

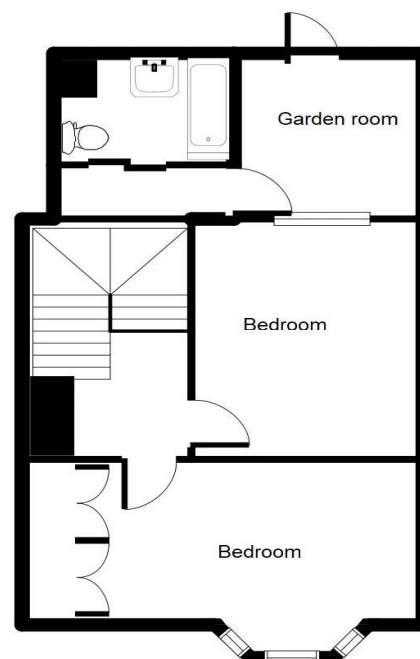
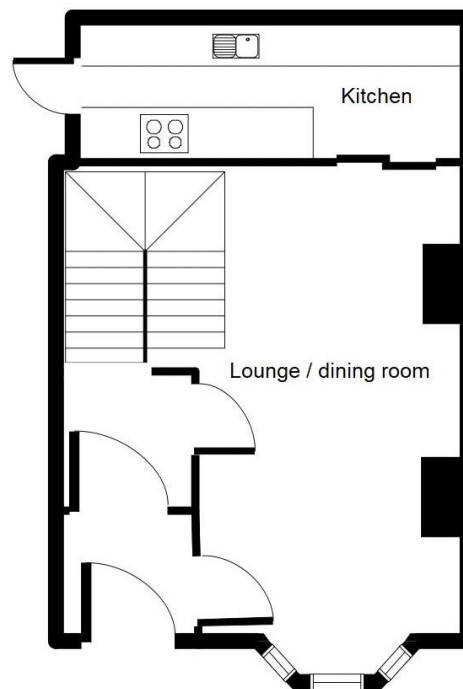
ATTIC ROOM 13' 8" x 8' 6" (4.16m x 2.59m) Ladder accessing attic room. Two Velux style window. Access to under eave storage. Radiator.

AGENTS NOTES:

All contents (except the dark wall cabinet in the lounge) available by separate negotiation.

ENERGY PERFORMANCE RATING: E

COUNCIL TAX BAND: Currently business rated.



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 B001533 Written by: Bill Bye