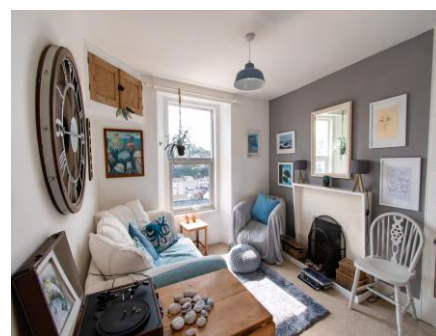
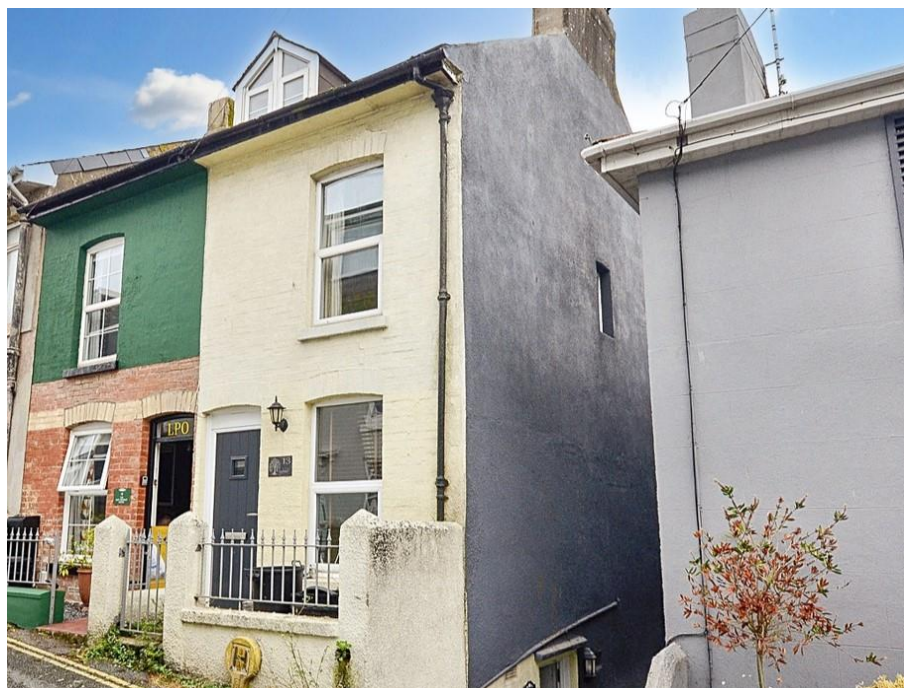


## Station Hill, Brixham, TQ5 8BW



Full of charm and character this 2/3-bedroom **END TERRACE COTTAGE** sits in a handy location, just a short walk away from Brixham town centre with its array of shops and restaurants, bustling harbour and beautiful marina. Furzeham Green and Battery Gardens, are within easy reach and also enjoy spectacular views. Arranged over four floors, this very deceptive cottage has lots to offer having a lounge and dining room on the entrance level, fitted kitchen and bathroom/w.c. on the lower floor, along with access to the southerly facing courtyard and side entrance. There are two bedrooms on the first floor and a useful attic room on the second floor, which is currently also used as a bedroom. A super outlook over the town is enjoyed from the rear elevation.

A further parcel of land is also included in the title (see land registry photo).

Gas fired central heating is installed along with double glazed windows and composite entry doors. For sale with **NO CHAIN**. Internal viewing advised!

**£239,950 Freehold**

Entrance from Station Hill.

Composite entrance door opens to:

**DINING ROOM. 9' 1" x 9' 8" (2.77m x 2.94m) max.**  
Double glazed window to front. Ornate feature fireplace with built in cupboards and shelves to side. Radiator.

**LOUNGE. 9' 4" x 9' 2" (2.84m x 2.79m) (including stairwell)**

Double glazed window enjoying views over the town. Fireplace with open grate having built in cupboard and display shelving to one side. Radiator.

**LOWER FLOOR.** Lobby with composite door to side. Storage area. Doors to:

**KITCHEN. 9' 1" x 8' 9" (2.77m x 2.66m) approx.**  
Range of cream faced wall and base cupboards and solid wood working surfaces with under mounted Belfast sink. Integral fridge/freezer and dishwasher. Space/plumbing for washing machine. 'Leisure' Rangemaster cooker. Double glazed window and door to rear enjoying an outlook over the town.

**BATHROOM/W.C.** White suite of panelled bath with mixer tap and shower attachment. Low level W.C. and pedestal washbasin. Extractor fan. Radiator.

## FIRST FLOOR.

**BEDROOM 1. 9' 6" x 8' 10" (2.89m x 2.69m)**  
Double glazed window to front. Ornate fireplace with built in cupboards to both sides. Radiator.

**BEDROOM 2. 9' 3" x 9' 3" (2.82m x 2.82m)**  
Fireplace recess with ornate grate. Double glazed window with views over the town. Door to staircase leading to attic room.

## SECOND FLOOR

**ATTIC ROOM. 16' 4" x 8' 3" (4.97m x 2.51m)**  
Currently used as a bedroom. Double glazed window. Built in cupboards including wardrobe space.

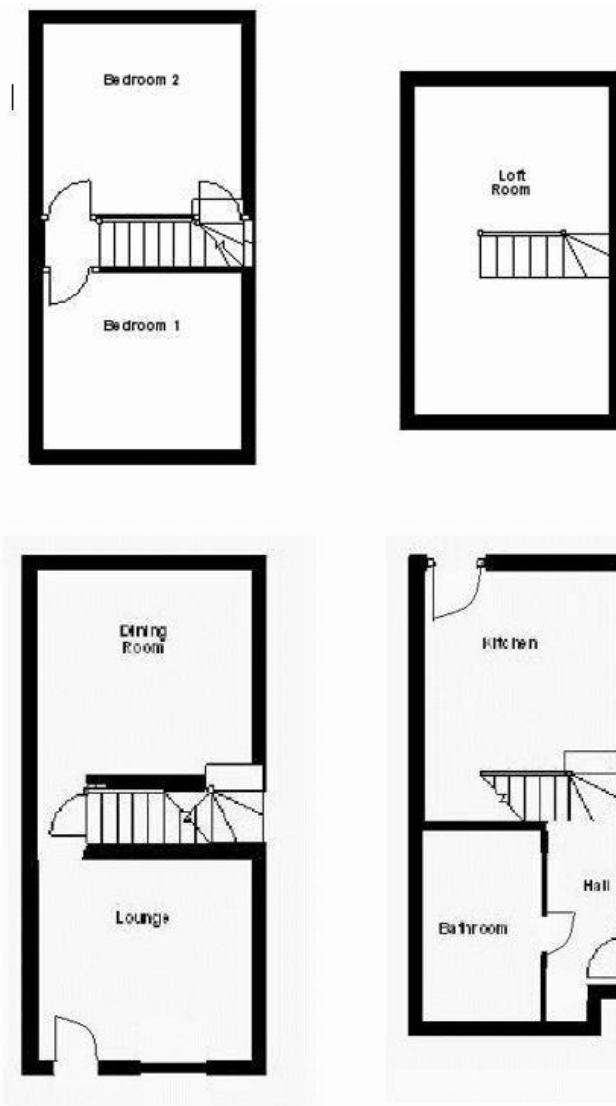
## OUTSIDE.

Southerly facing courtyard with gated access to side. Also included on the title is a small parcel of land located below the rear courtyard. (see land registry photo)

**COUNCIL TAX BAND: B**

**ENERGY RATING: E**

**NOTE:** The property is connected to all mains services. The Ofcom website indicates standard, superfast and ultrafast broadband is available. Please check with your mobile provider for mobile coverage.



## 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 B0001927 Written by: R.C