

Frogwell Cottages, Dashpers, Brixham, TQ5 9LG



This beautifully presented **TWO BEDROOM CHARACTER COTTAGE** comes with a real hidden gem of a garden to the rear of the property. Located on the historic end of Dashpers, this cottage is roughly a mile away from Brixham's town and harbour, with a local shop just around the corner at St. Mary's Square. As you enter the property you are welcomed by the central dining area with doorway leading through to the lounge and feature log burning stove, as well as separate access to the fitted kitchen with integrated appliances and door to rear garden. The ground floor has been finished with high quality polished Portuguese sandstone tiles. On the first floor is a family bathroom with double ended, roll top bath with rainfall shower over, as well as two double bedrooms. Stepping outside, there is a courtyard garden immediately adjacent to the property with steps leading up to the fabulous back garden landscaped with artificial grass, ornate gravel and a stunning sandstone patio area enjoying a tranquil sunny spot.

£265,000 Freehold

ENTRANCE VESTIBULE

Character wooden front door. Inner door to:

DINING ROOM 10' 4" x 9' 11" (3.15m x 3.02m)

Window to front. Radiator. Built in cupboard.

KITCHEN 9' 6" x 7' 4" (2.89m x 2.23m)

Shaker style wall and base units with wood effect worktops. Stainless steel sink with drainer. Tiled splash backs. Integrated dishwasher. Space for undercounter fridge. Gas hob with electric oven under and cooker hood above. Window and door to rear. Radiator. Under stairs utility cupboard with space for washing machine.

LOUNGE 11' 6" x 10' 0" (3.50m x 3.05m)

Two windows to front. Stone chimney breast with multi fuel burner and slate hearth. Cupboard with T.V on bespoke slide out bracket and gas meter. Radiator.

FIRST FLOOR - LANDING

Loft hatch. Window to rear. Radiator. Sun tube over stairs. Cupboard housing Ideal Logic combi boiler. Fitted 2023.

BEDROOM 1 11' 10" x 10' 0" (3.60m x 3.05m)

Ornate cast iron fireplace. Window to front. Radiator. Exposed wooden floorboards.

BEDROOM 2 10' 7" x 10' 2" (3.22m x 3.10m)

Window to front. Radiator. Exposed wooden floorboards.

BATHROOM 7' 5" x 6' 7" (2.26m x 2.01m)

Double ended roll top bath with rainfall shower over and shower curtain. Close coupled W.C. Wall hung basin. Window to rear. Radiator. Built in cupboards.

OUTSIDE

BACK GARDEN

Courtyard garden with shed and log store. Outside tap. Steps lead up to a surprisingly spacious and private back garden. Gravelled area with two large palm trees. Central artificial grass. Further Indian sandstone patio area enjoying a sunny aspect. Masonry BBQ to stay. Feature stone walls are rumoured to be part of a historic wash house for the cottages.

PARKING

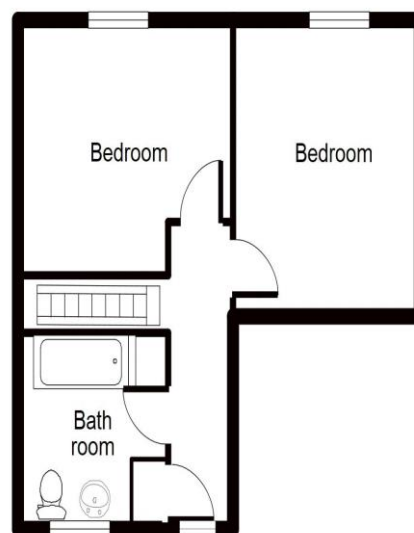
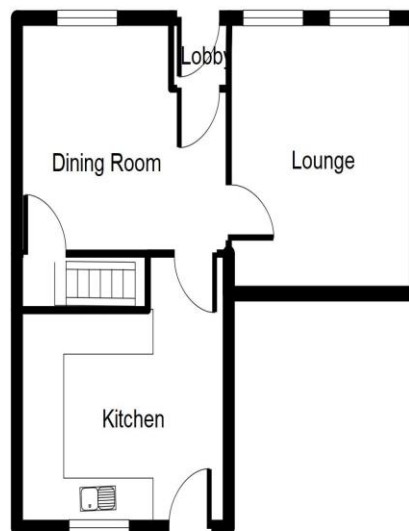
Road parking is available on a first come first served basis further along Dashpers. The current owners have previously rented a private parking space located on the neighbouring Horsepool Street for £42 pcm. A new owner would have to check availabilities and prices at that time.

ENERGY PERFORMANCE RATING: TBC

COUNCIL TAX BAND: Currently business rated.

AGENTS NOTES

The Ofcom website indicates broadband and mobile reception is available at this property. Gas, electric, water are all on mains supply, with a mains drainage connection.



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 B001948 Written by: Bill Bye