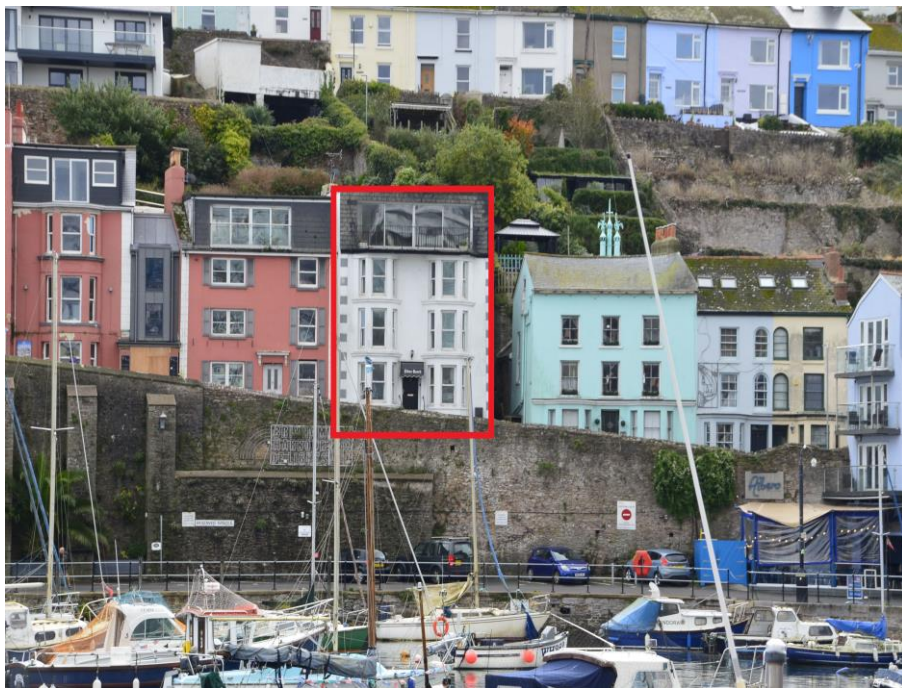


## 37 King Street, Brixham, TQ5 9TH



Providing circa 200 square meters of internal accommodation, this property offers huge potential for a variety of uses. Perched on the water's edge this four story semi-detached property enjoys simply outstanding harbour views. A real feature is the **PRIVATE PARKING** and **SINGLE GARAGE** accessed from North View Road. The accommodation is loosely arranged as four flats, one on each level. Three one-bedroom flats and one 2-bedroom flat. The ground floor has its own private entrance, whilst the top three floors are accessed from a communal hallway / staircase. Each flat benefits from stunning harbour views, whilst the top flat has access to a large balcony and floor to ceiling windows which make the most of the spectacular outlook. To the rear of the property is a walled garden with numerous patio terraces, as well as gated access onto the neighbouring public steps. The property is located on King Street nestled in the heart of Brixham, only a stone's throw away from the harbour and town centre. Internal viewing is highly recommended.

**£675,000 Freehold**

## GROUND FLOOR

Self contained accommodation comprising of: Lounge enjoying harbour views and dining room off. Kitchen. Bathroom. Bedroom with harbour views.

## FIRST FLOOR

Accessed via door located on the external steps to the side of the property. Entrance hall with stairs leading up. Large store room. Kitchen / dining / living room with harbour views. Bedroom with harbour views and further walk in dressing / store room. Bathroom.

## SECOND FLOOR

Accessed via internal stairs. Galley style kitchen. Lounge with harbour views. Bedroom 1 with harbour views. Bedroom 2. Shower room and separate W.C. Door to back garden.

## TOP FLOOR

Access via internal stairs or via back garden. Large lounge with truly exceptional harbour and sea views. Balcony to front with outstanding views. Kitchen. Bathroom. Bedroom. Door to back garden.

## OUTSIDE

Terraced garden to rear arranged across multiple level landscaped to create large patio areas with mature planting. Gated access to public steps.

## GARAGE & PARKING

At the top of the garden is an elevated parking area and single lock up garage. This is accessed off North View Road.

## COUNCIL TAX BAND: TBC

## ENERGY PERFORMANCE RATING: F - D

## AGENTS NOTES

The Ofcom website indicates broadband and mobile reception is available at this property. Electric and water are all on mains supply, with mains drainage connection. Gas is supplied to the building but not every floor is heated with gas heating.

The property is being sold by the executors, limited information is known.

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 B001952 Written by: Bill Bye

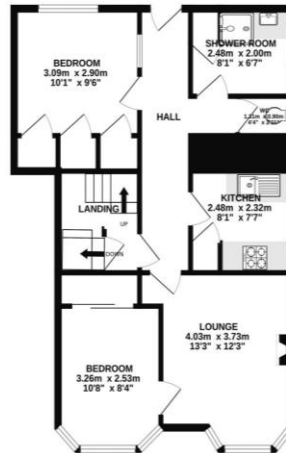
GROUND FLOOR  
49.1 sq.m. (529 sq.ft.) approx.



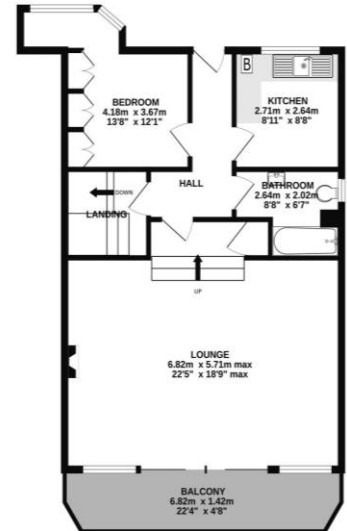
1ST FLOOR  
56.4 sq.m. (607 sq.ft.) approx.



2ND FLOOR  
58.8 sq.m. (633 sq.ft.) approx.



3RD FLOOR  
67.1 sq.m. (722 sq.ft.) approx.



TOTAL FLOOR AREA: 231.5 sq.m. (2492 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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LAYOUT GUIDE ONLY – NOT TO SCALE