

## Church Street, Brixham, TQ5 8HG



Tucked away, adjacent to the famous All Saints Church, enjoying a southerly aspect this **END OF TERRACE COTTAGE** oozes character and charm and also has an open view at the front overlooking the town with the countryside beyond.

The cottage is one of four set up the top of private steps which lead up from Church Street. The very well presented accommodation offers a cosy lounge to front with kitchen/dining room beyond. On the first floor there is a double bedroom, again enjoying the outlook and super bathroom/w.c.. The principal bedroom with en suite shower room/w.c. is on the second floor.

Outside there is a private seating area to the front, the lower area of garden is shared with the adjoining cottages. A courtyard to the rear gives access to the side.

The town centre, harbour and marina are a short stroll away from the bottom of the steps. Internal viewing is highly recommended.

### £235,000 Freehold

**GROUND FLOOR.** Double glazed entrance door.

**ENTRANCE PORCH.** Double glazed window. Coat/shoe storage. Part glazed inner door to ...

**LOUNGE. 11' 1" x 11' 2" (3.38m x 3.40m)**

A cosy room with double glazed window to front with a view of "All Saints" church. Wood effect flooring. Recessed fire 'nook' with wood mantel over. Radiator. Half glazed door to:

**KITCHEN/DINING ROOM. 10' 6" x 11' 3" (3.20m x 3.43m)** Grey wall and base cupboards with wood effect working surface. Stainless steel sink unit and drainer. Fitted electric oven and gas hob with cooker hood over. Plumbing/space for washing machine. Wood effect flooring. Original "stove" feature. Double glazed window. Stable door to rear. Staircase to:

**FIRST FLOOR**

**LANDING.** Attractive staircase with rope handrails. Window. Radiator.

**BEDROOM 2. 11' 1" plus recess x 11' 3" (3.38m x 3.43m)**

A double room with double glazed window to front with view over Brixham town and "All Saints" church. Radiator.

**BATHROOM/W.C. 8' 3" x 8' 4" (2.51m x 2.54m)**

A generous size bathroom. Comprising white panelled bath with independent electric shower over. Low flush W.C. and pedestal washbasin. Tiled surrounds. Panelling to dado height. Radiator. Double glazed window. Wall mounted boiler.

**SECOND FLOOR**

**BEDROOM 1. 21' 5" x 8' 5" (6.52m x 2.56m)**

A spacious double aspect room with double glazed window with open view to the town and church to front. Radiator. Wooden floor. Feature, ornate fireplace. Door to:

**EN-SUITE SHOWER ROOM/W.C.** Comprising low level W.C. and pedestal washbasin. Shower enclosure with independent electric shower.

**OUTSIDE.**

**FRONT.** Shared access and steps up to southerly facing terrace. Space for table and chairs.

**REAR.** Courtyard area with gate to side access. This is also a right of access for the neighboring properties.

**DIRECTIONS.** The property is accessed via the private steps leading off Church Street marked 7-17 adjacent to the gates of All Saints Church. Walk up to the top of the wide steps, enter the shared garden via the picket gate. Carry on over the stepping stones and up the steps, number 13 is the furthest on the left.

**COUNCIL TAX BAND: A ENERGY RATING: D**

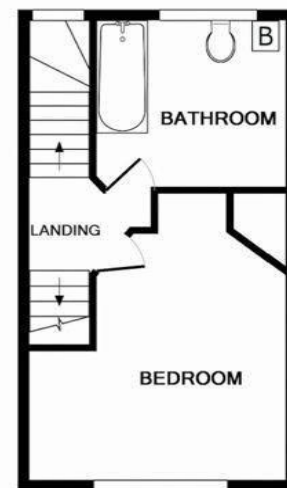
**AGENT'S NOTES.** The Ofcom website indicates broadband and mobile reception is available at this property. Gas, electric, water are all on mains supply, with a mains drainage connection.



2ND FLOOR



GROUND FLOOR



1ST FLOOR



**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.

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