

Mount Pleasant Road, Brixham, TQ5 9RP



Located a short stroll away from Brixham's town centre, restaurants, cafes, bustling harbour and pretty marina, this rare **FOUR BEDROOM** character home offers modern living whilst retaining its charm and some lovely original features. The well presented accommodation which is arranged over three floors offers, super lounge & separate dining room, both of which have exposed stone fireplaces, (the lounge having a fitted log burner) The fitted kitchen, along with bathroom is also located on the ground floor. The first floor has two double bedrooms and the top floor has a third double bedroom and fourth bedroom/office.

Outside to the rear, there is a pretty courtyard garden with useful garden store (with lights and power) the courtyard is fenced in with a gate to a further landscaped garden area with rear access (also to the neighbouring properties).

Planning permission (now lapsed) was in place for the formation of a first floor extension if required, planning number **P/2021/0326**.

Gas fired central heating is installed along with double glazing.

For sale with **NO ONWARD CHAIN**

£249,950 Freehold

ENTRANCE PORCH.

Composite entrance door. Half glazed inner door to:

ENTRANCE HALL. Wooden style flooring. Radiator with fitted shelf over. Staircase to first floor. Doors to:

LOUNGE. 13' 0" in to bay window x 11' 1" (3.96m x 3.38m) Double glazed bay window to front with fitted plantation blinds. Recessed, character, exposed stone fireplace with wooden surround and fitted log burner. Recess to both sides of the fireplace, one having fitted display shelving. Radiator. Square opening to:

DINING ROOM. 10' 0" x 10' 9" (3.05m x 3.27m)

Wooden style flooring. Recessed stone, open fireplace with wood mantel over. Fitted cupboards to both sides one housing 'Worcester' combination boiler. Understairs cupboard. Double glazed French doors opening to the rear garden. Access to:

KITCHEN. 10' 2" x 6' 3" (3.10m x 1.90m)

Fitted kitchen comprising range of white faced wall and base cupboards, working surfaces and stainless steel sink and drainer. Hotpoint electric cooker and washing machine (Included in the sale). Double glazed window and door opening to the rear garden. Door to:

GROUND FLOOR BATHROOM/W.C.

Comprising white suite of W.C. Pedestal wash basin and panelled bath with fitted overhead and hand held shower attachment. Tiled surrounds. Fitted cupboard. Two double glazed windows. Velux window. Heated towel rail.

FIRST FLOOR.

 Double glazed window and doors to:

BEDROOM 1. 10' 10" x 14' 8" (3.30m x 4.47m) max.

Double glazed window to front with fitted plantation blinds. Range of built in wardrobes. Radiator. Two recesses with fitted shelving.

BEDROOM 2. 8' 1" x 11' 0" (2.46m x 3.35m) approx.

Double glazed window to rear. Radiator. Built in wardrobe/cupboard.

SECOND FLOOR.

 Storage cupboard. Doors to:

BEDROOM 3. 13' 3" x 14' 0" (4.04m x 4.26m) Double glazed window with fitted plantation blinds. Radiator.

BEDROOM 4/OFFICE. 8' 1" x 6' 7" (2.46m x 2.01m)

Under eaves storage. Velux window. Built in shelving. Radiator.

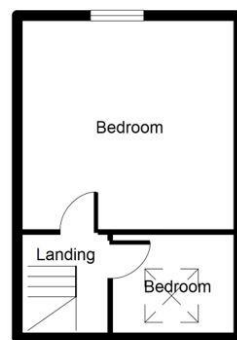
OUTSIDE. To the front of the house there is a small area for pots. The rear garden has a pretty courtyard adjacent to the house with water tap and garden store with light and power. This area is enclosed with picket fencing and a gate leading to the remaining garden area which is landscaped. There is a stone wall boundary and access gate. (There is a right of access over this area for the neighbouring cottages).

COUNCIL TAX BAND: B ENERGY RATING: D

NOTE:

Planning permission has been granted (now lapsed) for the formation of a first floor extension to the rear over the existing flat roof. Planning number P/2021/0326

The property is connected to mains services. The Ofcom website indicates that standard, superfast and ultrafast broadband is available.



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 B0001977 Written by: R.C