

## Burton Street, Brixham, TQ5 9JA



This charming **TWO BEDROOM SEMI-DETACHED COTTAGE** radiates warmth and character. Offering a cozy reception room with a central feature fireplace, this home seamlessly blends comfort with character. The kitchen / dining room featuring a sparkly marble effect worktop, ample space for dining table and chairs, as well as double doors that open effortlessly to a walled garden. On the first floor are two bedrooms, the main bedroom being a spacious double room with feature ornate fireplace and the second having countryside views between the rooftops. There is also a family shower room completing the internal accommodation. Outside the South facing garden is a sunny retreat, ideal for outdoor dining and leisure, fully enclosed by character stone walls. The property is being sold with **NO ONWARD CHAIN**.

**£180,000 Freehold**

## GROUND FLOOR

UPVC framed double glazed door to ...

### LOUNGE 13' x 11' 6" (3.96m x 3.51m)

Beamed ceiling, window with deep recess and wooden sill, large stone fireplace, multi fuel/wood burner.

Radiator. Wooden flooring. Wooden door to ...

## KITCHEN

Marble sparkle effect working surfaces, cream fronted units, inset stainless steel sink with drainer, 'Leisure Gourmet Classic' 4 burner gas double oven, with cooker hood over, tiled floor, balustrade and 2 steps down to ...

### DINING ROOM 12' 2" x 8' 2" (3.71m x 2.49m)

Fireplace with ornate bread oven. Double cupboard with 'Vokera' gas fired boiler. Understairs cupboard. Radiator. Wood effect flooring. Double Opening French windows opening onto rear covered area and garden.

## FIRST FLOOR - LANDING

Window over stairway. Loft access.

### FRONT BEDROOM 13' x 11' (3.96m x 3.35m)

Window with deep recess and wooden sill, period style ornate fireplace. Radiator.

### REAR BEDROOM 9' 2" x 8' 3" (2.79m x 2.51m)

Pleasant outlook towards St. Mary's and distant hills. Radiator.

### SHOWER ROOM 9' 0" x 5' 9" (2.74m x 1.75m

**max**) Shower cubicle, pedestal basin and close coupled W.C. Part tiled surround. Feature radiator/towel rail. Window.

## OUTSIDE

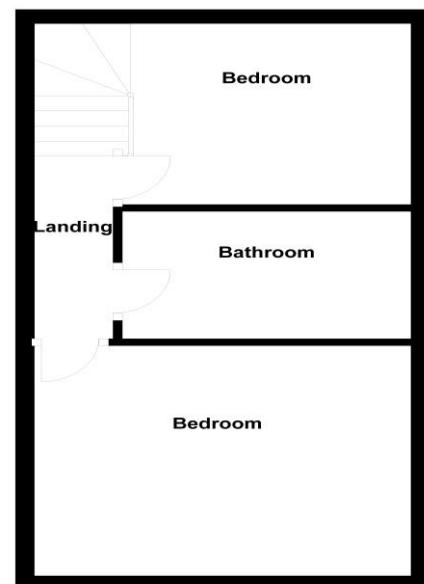
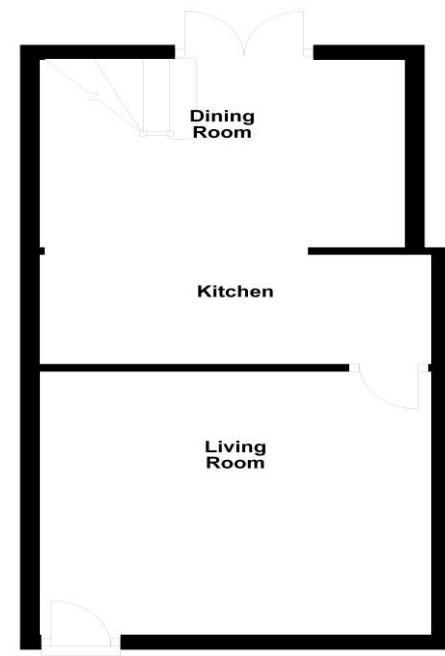
Outhouse at rear, space for washing machine/dryer. Covered area. Delightful part walled garden, paved and gravel, courtyard style garden. South facing creating a real sun trap.

## ENERGY PERFORMANCE RATING: D

## COUNCIL TAX BAND: B

## 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 B0001979 Written by: Bill Bye