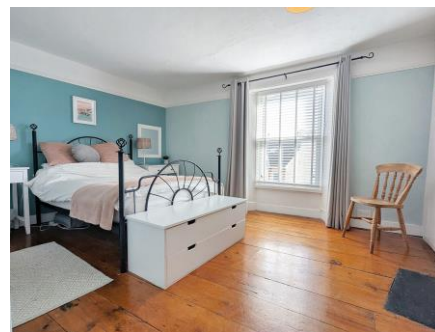


Station Hill, Brixham, TQ5 8BN



Nestled on the hillside above the picturesque town and harbour of Brixham, this beautifully presented, character-filled **TWO BEDROOM END OF TERRACE COTTAGE** offers an ideal home for those seeking a serene and convenient lifestyle. Spanning 58 square metres, this freehold property exudes warmth and timeless charm. The principal bedroom is spacious and includes fitted wardrobes, while the top floor bedroom boasts sea glimpses and exposed stone walls, adding to the cottage's character. The modern kitchen features integrated appliances and opens onto a delightful rear courtyard. The family room, complete with a central log burning stove, cozy fireplace, built-in bookshelves, and wooden flooring, is perfect for relaxation. Outside, the property benefits from a courtyard garden, gated access, and an additional garden on the top terrace perfect for al-fresco dining. The property is currently a successful holiday let which can be sold fully furnished and to included future bookings.

£269,950 Freehold

GROUND FLOOR

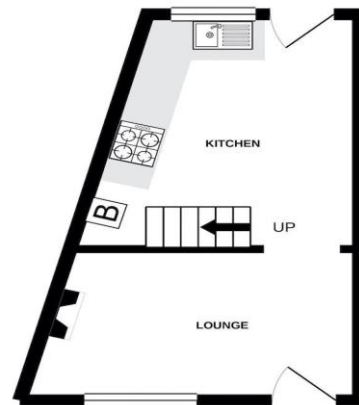
Double glazed front door opens to:

COSY LOUNGE 13' 3" x 9' 10" (4.04m x 2.99m)

Exposed stone fireplace with display plinth to side and fitted log burner. Ceiling beams and original varnished floor boards. Window to front. Radiator. Open to:

KITCHEN/DINING ROOM 9' 10" x 9' 0" (2.99m x 2.74m) maximum

Fitted wall and base units with wood grain effect worktops complimented by ceramic wall tiling. Inset sink. Fitted electric hob with hood over and built in oven. Spaces for washing machine and dishwasher. Under stairs recess with further wall and base units and solid wood worktops. Integrated under counter fridge. Wall mounted gas fired boiler. Radiator. Door to courtyard.



1ST FLOOR
204 sq.ft. (19.0 sq.m.) approx.

FIRST FLOOR - LANDING

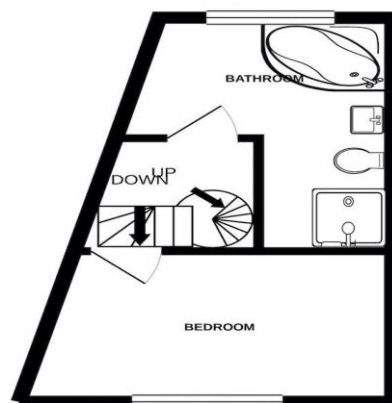
"Whitewashed" stone wall with window for natural lighting. Radiator.

BEDROOM 1 13' 9" x 10' 0" (4.19m x 3.05m)

Southerly open aspect over the town. Period style fireplace and cast fire grate. Original wooden flooring. Wardrobe in recess. Radiator.

SPACIOUS BATH & SHOWER ROOM

Tiled walls in pale blue mosaic tiling to rope border at dado level with white tiling above. "Rope edge" suite of corner bath, pedestal basin and low level W.C. Large corner shower cubicle with electric shower unit. Radiator.



2ND FLOOR
149 sq.ft. (13.8 sq.m.) approx.

TOP FLOOR

Approached by traditional winding cottage stairs.

LOFT BEDROOM 13' 6" x 11' 3" (4.11m x 3.43m) "L" shaped reducing to 7'

Two feature exposed stone walls. Dormer window with an open view and a sea peep. Fitted storage/hanging cupboards. Radiator.

OUTSIDE - FRONT GARDEN

With pedestrian approach from Station Hill with gravel area to the side.

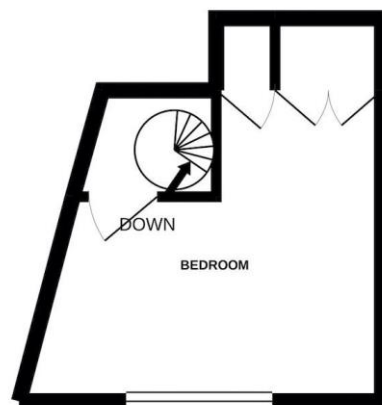
REAR

Immediately behind the cottage is a paved courtyard with lockable gate to Cobden Steps. Fascinating storage "cave" carved out of the rock. Steps lead up to a small patio with further steps leading to the top terrace, finished with limestone chippings. This terrace enjoys an open sunny aspect with palm tree and shrub. Gate gives access to the steps. (There is a right of access across this top terrace to the adjoining property.)

ENERGY PERFORMANCE RATING: E

COUNCIL TAX BAND: Currently on business rates.

AGENT'S NOTES: The Ofcom website indicates broadband and mobile reception is available. 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 B002014 Written by: Bill Bye