

## Bolton Street, Brixham, TQ5 9DH



A true Brixham character Cottage. This **TWO BEDROOM**, grade II listed **TERRACED COTTAGE** is steeped in history, with period features throughout, balanced by an up to date finish, making this beautiful cottage a modern home. Its location means Brixham's picturesque town and harbour are right on your doorstep, being a short level walk down the road. The closest shop is only meters away, with the town bus station linking to Paignton, Torquay or elsewhere, just a little further. Stepping inside, you are welcomed by a spacious open plan lounge / dining room with feature white washed stone fire place, this flows through to the stylish kitchen with integrated appliances, underfloor heating and access to the back garden. On the first floor are two bedrooms, the principal room being a spacious double room, along with a contemporary style shower room complete with walk in shower. The back garden is arranged across two terraces, the lower terrace being laid to create a patio, whilst the top terrace would lend itself well to a vegetable garden, with greenhouse in situ. The property is being offer for sale with **NO ONWARD CHAIN**.

### Auction Guide Price £140,000 Freehold

## ENTRANCE

Period wooden front door. Two utility cupboards housing gas and electric meters. Open to:

**LOUNGE / DINING ROOM 19' 6" x 13' 1" (5.94m x 3.98m)** Spacious double aspect room with windows to front and rear. Feature white washed stone chimney breast and fireplace (now closed up and not in use). Ample space for living and dining room furniture. Currently used as lounge and home office. Under stairs cupboard.

## KITCHEN 9' 1" x 8' 9" (2.77m x 2.66m)

Modern fitted kitchen with shaker style wall and base units. Oak worktops with upstands. Integrated dishwasher. Integrated washing machine. Electric oven. Induction hob with cooker hood over. Window to side and door to back garden. Underfloor heating.

## FIRST FLOOR - LANDING

Velux window. Radiator. Store cupboard. Further store cupboard housing gas boiler.

## BEDROOM 1 13' 3" x 11' 1" (4.04m x 3.38m)

Spacious double room with two windows to front. Built in cupboard. Ornate cast iron fireplace. Radiator.

## BEDROOM 2 10' 8" x 8' 3" (3.25m x 2.51m)

Window to rear. Radiator.

## SHOWER ROOM 9' 1" x 7' 2" (2.77m x 2.18m)

Modern walk in shower with rainfall shower head along with further hand held attachment. Wall mounted basin. Toilet with concealed cistern. Window to side. Heated towel rail. Tiled walls and floor.

## OUTSIDE

### FRONT GARDEN

Central pathway with raised flower beds to either side.

### BACK GARDEN

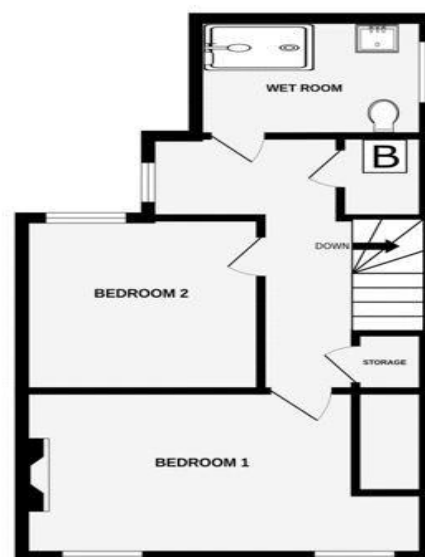
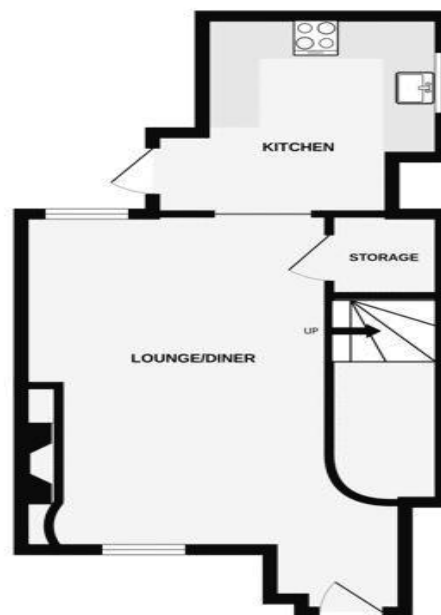
Steps lead up to a terraced garden. Lower terraced landscaped to create a patio area. Top terrace forms a vegetable garden complete with greenhouse. Small garden pond. Fully enclosed by stone walls.

## ENERGY PERFORMANCE RATING: D

## COUNCIL TAX BAND: C

## AGENTS NOTES:

The Ofcom website indicates broadband and mobile reception are available. Gas, electric, water are all on mains supply, with a mains drainage connection. Please note this property is Grade II listed.



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 B002028 Written by: Bill Bye