

Prospect Road, Brixham, TQ5 8HS



Simply incredible harbour views are enjoyed from this stunning **THREE BEDROOM CHARACTER COTTAGE**. Located on the sought after Prospect Road, the property has the added benefit of being within walking distance of Brixham's town and harbour. The cottage itself has been the focus of a recent refurbishment, creating a truly one off property that makes the most of all the space and views on offer. Stepping inside, you will find a welcoming entrance hall, this allows access to the two downstairs bedrooms, which then lead through to the handy utility room. On the first floor is a modern fitted kitchen with solid oak worktops, this flows through to the lounge featuring a log burning stove and enjoying incredible views via the large picture window. There is also a handy shower room on this floor, adjacent to the rear porch linking to the back garden. The top floor is home to the family bathroom with roll top slipper bath along with a separate shower, to the front is the principal bedroom with built in wardrobes and outstanding harbour views. Outside, to the rear is a terraced garden with two terraces maximizing the space, the top terrace enjoys sea views and is the perfect spot for a hot tub. To the front is a patio garden enjoying a sunny aspect and making the most of the views on offer. Internal viewing is highly recommended to appreciate the quality and feel of the property.

£395,000 Freehold

ENTRANCE HALL

Composite front door. Recess with space for shoes and coats. Radiator.

BEDROOM 2 10' 11" x 9' 0" (3.32m x 2.74m)

Double opening doors from hallway. Log burning stove with white washed stone chimney breast. Fitted cupboard.

BEDROOM 3 9' 4" x 9' 0" (2.84m x 2.74m)

Built in cupboard. Radiator. This room has 2 internal windows.

UTILITY ROOM

Gas fired boiler. Space for washing machine. Space for under counter fridge and freezer. Window. Radiator.

FIRST FLOOR

KITCHEN 10' 8" x 9' 10" (3.25m x 2.99m)

Shaker style wall and base units with solid Oak worktops and upstands. Integrated under counter fridge. Inset one and a quarter bowl sink. Electric oven. Four ring gas hob with glass splashback and cooker hood over. Space for table and chairs. Radiator. Under stairs cupboard. Open to:

LOUNGE 12' 5" x 11' 1" (3.78m x 3.38m)

Picture window to front with simply incredible harbour views. Log burning stove. Exposed stone walls. Two radiators.

SHOWER ROOM

Shower cubicle with rainfall shower head. Close coupled W.C. Heated towel rail. Counter top basin on wooden vanity unit. Part tiled walls. Window.

TOP FLOOR - LANDING

Storage cupboard accessed from stairs.

PRINCIPAL BEDROOM 12' 7" x 12' 3" (3.83m x 3.73m)

Dormer window to front with simply incredible harbour views. Built in wardrobes. Radiator.

BATHROOM 8' 3" x 5' 10" (2.51m x 1.78m)

Freestanding roll top slipper bath. Separate shower cubicle with electric shower. Close coupled W.C. Basin on vanity unit. Radiator. Two windows.

OUTSIDE

BACK GARDEN

Arranged across multiple terraces. Steps lead up from the back door passing a built in outside store. The lower terrace is landscaped to create a patio area leading onto a deck. The top terrace features a large deck with sea views, perfect for a hot tub.

FRONT GARDEN

Patio area with open and harbour views, enjoying a sunny aspect.

ENERGY PERFORMANCE RATING: TBC

COUNCIL TAX BAND: C

AGENT NOTES:

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



TOTAL FLOOR AREA : 87.9 sq.m. (946 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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2ND FLOOR
25.2 sq.m. (271 sq.ft.) approx.



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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