

ENTRANCE VESTIBULE

Upvc front door. Space for shoes and coats. Inner glazed wooden door to:

ENTRANCE HALL

Radiator. Two under stairs cupboards.

LOUNGE 12' 5" x 11' 7" (3.78m x 3.53m)

Bay window to front with sea views. Central gas fireplace with ornate tiled surround, slate hearth and wooden mantle. Cupboards either side of chimney breast. Radiator.

DINING ROOM 15' 1" x 11' 6" (4.59m x 3.50m)

Central decorative fire place with cupboards either side. Stained glass window. Radiator.

LAUNDRY ROOM 12' 9" x 7' 0" (3.88m x 2.13m)

Wooden wall and base units with stone effect worktops. Radiator. Space for washing machine and tumble dryer. Gas Rayburn, used for heating the downstairs radiators.

SHOWER ROOM 11' 9" x 2' 9" (3.58m x 0.84m)

Large shower with Mira electric shower unit. Heated towel rail. Pedestal wash basin. Close coupled W.C. Tiled walls. Mosaic tiled floor. Extractor fan.

KITCHEN 16' 2" x 6' 9" (4.92m x 2.06m)

Wooden wall and base units with granite worktops. Rangemaster oven with five gas burners, heat plate and double oven. Cooker hood over. One and a quarter bowl stainless steel sink with drainer. Space for fridge and freezer. Tiled floor. Stained glass window to rear.

CONSERVATORY 9' 11" x 9' 6" (3.02m x 2.89m)

Window and upvc door to rear garden. Built in cupboards, one housing gas boiler. Radiator.

FIRST FLOOR - LANDING

Two cupboards. Radiator.

BATHROOM 8' 2" x 7' 2" (2.49m x 2.18m)

Double ended bath with central taps. Shower in tiled surround. Basin on wood effect vanity unit. Close coupled W.C. Heated towel rail. Window to side.

BEDROOM 1 14' 10" x 10' 4" (4.52m x 3.15m)

Bay window to front with outstanding sea views. Central basin on surrounding white vanity unit and built in cupboards either side.

BEDROOM 2 11' 5" x 10' 10" (3.48m x 3.30m)

Window to rear. Radiator. Central basin on surrounding white vanity unit and built in cupboards either side.



BEDROOM 3 10' 5" x 7' 6" (3.17m x 2.28m) Built in wardrobe. Radiator. Window to side. Upvc door allowing access to ROOF TERRACE.

BEDROOM 4 / STUDY 8' 7" x 5' 6" (2.61m x 1.68m) Window to front with outstanding views. Radiator.

TOP FLOOR 16' 10" x 15' 7" (5.13m x 4.75m) at **largest** Dormer window to front with outstanding sea and coastal views. Kitchenette with stainless steel sink and drainer. Ornate fireplace. Radiator.

EN-SUITE 8' 0" x 4' 11" (2.44m x 1.50m) Shower in tiled surround. Basin on large wooden effect vanity unit with wall mirror above. Close coupled W.C. Window to rear.

OUTSIDE

BACK GARDEN Courtyard area, space for table and chairs. Gated access to annex garden.

SEPARATE COTTAGE / ANNEXE

OPEN PLAN KITCHEN / DINING / LIVING ROOM 17' 11" x 16' 10" (5.46m x 5.13m) OVERALL

Upvc entrance door with tiled floor opens to main area.

KITCHEN A range of wall and base units with wood effect worktops. Inset stainless steel sink with drainer. Tiled splash backs. Four ring gas hob with cooker hood over and electric oven under. Space for washing machine. Space for under counter fridge and separate freezer. Wall mounted gas boiler. Window. Space for living and dining room furniture. Patio doors opening into garden. Under stairs cupboard. Radiator.

COTTAGE FIRST FLOOR – LANDING Window to side. Loft hatch.

COTTAGE BEDROOM 1 11' 0" x 10' 7" (3.35m x 3.22m) Built in wardrobes. Radiator. Window.

COTTAGE BEDROOM 2 11' 1" x 6' 6" (3.38m x 1.98m) Built in wardrobe. Radiator. Window.

COTTAGE SHOWER ROOM 7' 2" x 5' 11" (2.18m x 1.80m) Shower cubicle with electric shower and panelled surround. Close coupled W.C. Basin on vanity unit. Heated towel rail. Window.

COTTAGE GARDEN Patio area adjacent to patio doors. Inset gravel. Border hedge dividing the house and cottage gardens. Gated access to house.

ENERGY PERFORMANCE RATING: House: D Cottage: D **COUNCIL TAX BAND:** House E Cottage: A

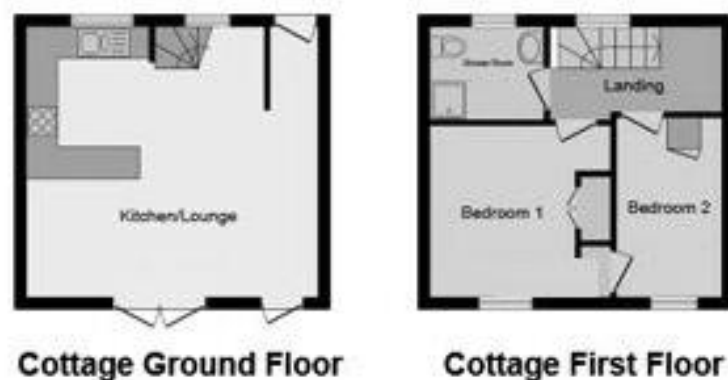
PARKING The property doesn't provide any off-road parking, however the vendor currently rents a space nearby for £60pcm.



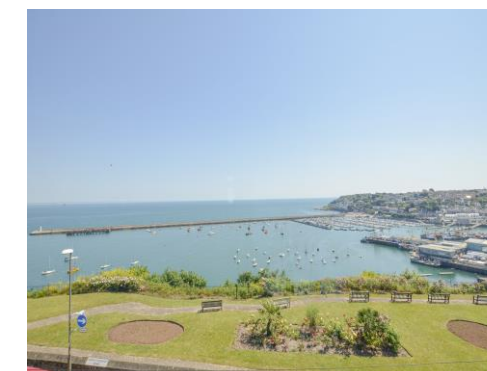
The appliances and fixed equipment mentioned in these sales particulars have not been tested by Eric Lloyd & Co. (Churston) Ltd. and therefore prospective purchasers need to satisfy themselves that all such items are in working order. We may receive an introductory fee on recommendations for professional services.

Ref B0001731 Written by: Bill Bye

North Furzeham Road, Brixham, TQ5 8BB



LAYOUT GUIDE ONLY – NOT TO SCALE



One of a kind. This **FIVE BEDROOM TERRACED HOUSE** with separate **TWO BEDROOM COTTAGE** enjoys some of the best views in town! Positioned in a commanding position on North Furzeham Road with a memorial garden in front, creating uninterrupted views across the outer harbour and out to sea. Brixham's town and harbour is roughly half a mile away, whilst the spectacular Fishcombe Cove is only a matter of minutes walk away. Internally, the main house provides a lounge with bay window and sea views, dining room, laundry room, shower room, kitchen, as well as conservatory to the rear. On the first floor are three spacious bedrooms with built in wardrobes, as well as a study / 4th bedroom and bathroom with separate bath and shower. The top floor suite enjoys simply stunning views and comprises of a lounge with kitchenette, bed area and en-suite. The separate cottage to the rear has an open plan kitchen / dining living room with two bedrooms and a shower room above. Internal viewing is highly recommended to understand the space on offer.

£495,000 Freehold