Mount Pleasant Road, Brixham TQ5 9RP

A **THREE BEDROOM TERRACED HOUSE** of great character with accommodation arranged over four levels. The property is within easy reach of both the town centre and the bustling harbour with it many shops, restaurants and pavement cafes. From the rear a sunny open aspect over the town is enjoyed as well as a garden benefitting from summertime afternoon and evening sunshine. The entrance floor offers a ground floor bedroom and a well-appointed kitchen/breakfast room. The lower ground floor, which opens onto the garden, provides a cosy feeling lounge/dining room with a WC off. The main bedroom and house bathroom are on the first floor with an attic style three bedroom topping off the accommodation on the top floor. There is gas fired central heating. On street parking is available in Mount Pleasant Road and other nearby streets. Deceptive from an external glance.

£230,000 Freehold

ENTRANCE LEVEL

ENTRANCE VESTIBULE. Timber entrance door. Fitted service cupboard. Inner timber glazed door.

HALL. Radiator. Leading to:

KITCHEN/ BREAKFAST ROOM 10' 9'' x 10' 6'' (3.27m x 3.20m). To stairs: Fitted light gloss wall and base units with granite effect worktops and inset sink with drainer. Fitted oven with separate four ring electric hob and overhead hood. Integrated dishwasher and fridge/ freezer. Radiator.

BEDROOM 1 10' 5'' x 10' 1'' (3.17m x 3.07m). Fitted cupboards. Original varnished floorboards. Radiator.

GARDEN LEVEL

LOUNGE/ DINING ROOM 20' 11'' x 13' 3'' (6.37m x 4.04m) Reducing to: 10'5''. A cosy space at garden level. Wood burner effect gas fire with decorative surround and "marble" hearth. Recessed bookshelves and cupboards either side. Built in under stair storage cupboard. Rustic stone wall. Decorative recessed fireplace. Two radiators. Stable door to rear garden.

W.C 4' 0'' x 3' 6'' (1.22m x 1.07m). Close coupled W.C and pedestal basin. Marble effect laminate wall board.

FIRST FLOOR

BEDROOM 2 13' 3'' x 10' 6'' (4.04m x 3.20m). Double room with fitted cupboards. Original varnished floorboards. Radiator.

BATHROOM 10' 8'' x 8' 5'' (3.25m x 2.56m). Panelled bath with shower attachment, tiled shower enclosure and pedestal basin. Concealed flush W.C. Built in linen cupboard. Built in store cupboard. Heated towel rail.

LANDING. Door gives access to stairs leading to:

SECOND FLOOR

ATTIC BEDROOM 13' 4'' x 13' 2'' (4.06m x 4.01m). Partly restricted headroom. Fitted cupboards. Radiator.

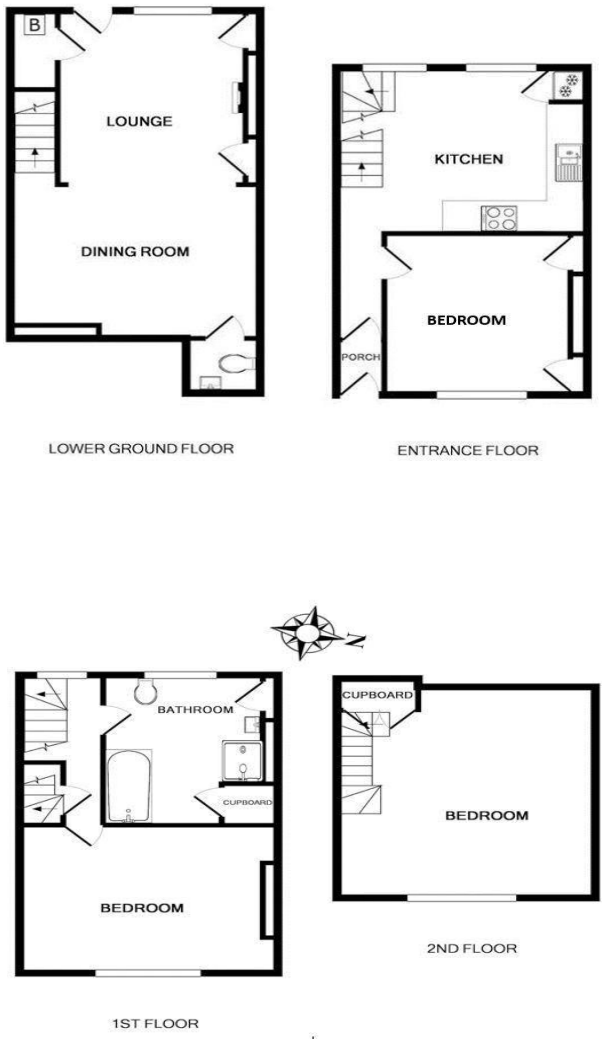
OUTSIDE

Small area to the front of the house.

REAR GARDEN. Laid with artificial lawn. Fence panel and hedge boundary. Access gate onto rear pathway.

COUNCIL TAX BAND: B

ENERGY PERFORMANCE: E



LAYOUT GUIDE ONLY – NOT TO SCALE

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