

Sam's B Cottage, 8 Higher Street, Brixham, TQ5 8HW



Nestled on the hillside above the picturesque harbour town of Brixham, this **CHARACTER COTTAGE** is full of character and charm, balanced with modern finishes throughout. The property is located within the harbour bowl area, meaning the town centre, with many shops and restaurants is within easy walking distance. A real feature of this cottage is the well presented, low maintenance courtyard garden to the rear. Stepping inside, you are welcomed by the open plan style kitchen / dining / living room, an exposed stone wall with fireplace gives the room character, whilst the modern kitchen with shaker style units, integrated electric oven and hob creates modern living. The kitchen also allows access to the rear courtyard via the Upvc door. On the first floor is a spacious bathroom with shower over bath, along with a bedroom with large built in store cupboard, built in wardrobe and further built in airing cupboard. Ascending to the top floor, you will find a spacious bedroom with dormer window to front, and doorway linking through to a further room, currently used as a third bedroom. The property is currently a successful holiday let, it is offered for sale with **NO ONWARD CHAIN**, existing bookings can be sold with the property if required.

£289,950 Freehold

ENTRANCE

Upvc stable door opens to:

LOUNGE / DINING ROOM 16' 2" x 11' 3" (4.92m x 3.43m) at largest Exposed stone wall with stone chimney breast and stone fireplace. Built in cupboard housing gas meter. Window to front. Two radiators. Space for living and dining room furniture. Open to:

KITCHEN 9' 1" x 7' 8" (2.77m x 2.34m)

Shaker style wall and base units with stone effect worktops. Stainless steel sink with drainer. Tiled splash backs. Electric oven with electric hob and cooker hood over. Space for dishwasher and under counter fridge. Window and door to rear.

FIRST FLOOR - LANDING

BEDROOM 2 10' 9" x 9' 11" (3.27m x 3.02m) at largest Large walk in storage cupboard. Separate built in wardrobe and further built in airing cupboard housing Baxi boiler. Window to front. Radiator.

BATHROOM 8' 0" x 7' 10" (2.44m x 2.39m)

Bath with Mira electric shower over and glass screen. Pedestal basin. Close coupled W.C. Window to rear. Radiator. Recess shelving and cupboard.

TOP FLOOR

BEDROOM 1 14' 10" x 11' 0" (4.52m x 3.35m)

Dormer window to front with open town views. Radiator. Access to eave storage. Door to:

LINKED ROOM 8' 9" x 8' 6" (2.66m x 2.59m)

Further room linked via bedroom 1. Currently used as 3rd bedroom. Window to rear. Radiator.

OUTSIDE

BACK GARDEN

Fully enclosed courtyard garden to rear. Landscaped to create a patio area with raised bed to rear.

COUNCIL TAX BAND: B

ENERGY PERFORMANCE RATING: TBC

AGENTS NOTES:

The Ofcom website indicates broadband and mobile reception is available at this property. Electric, water and gas are on mains supply, with 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 B002060 Written by: Bill Bye