

North View Road, Brixham, TQ5 9TS



This charming **TWO BEDROOM TERRACE COTTAGE** boasts breath-taking panoramic vistas of the town, harbour, and sea, showcasing the stunning landscapes of Tor Bay and Lyme Bay all the way to the picturesque East Devon coastline. Ideally situated just above the harbourside on North View Road, this home is part of the vibrant and colourful character terraces that define Brixham's unique charm. Imagine just a short stroll to the heart of the town and harbour, where you can indulge in delightful meals and refreshing drinks at numerous restaurants and cafes. For those eager to embrace nature, the easily accessible Berry Head Nature Reserve and the mesmerizing scenery along the South West Coastal Path await exploration. Inside, the cottage features a lounge, dining area, and a functional kitchen on the ground floor. Upstairs, you'll find two generously sized double bedrooms and a spacious bathroom. While the cottage does require some renovating to truly shine, it offers the perfect opportunity to create your dream home. The rear garden presents a blank canvas for your creative touch and includes a useful studio/store. With UPVC-framed double glazing already installed and no upward chain, this cottage deserves your attention!

£259,950

GROUND FLOOR

Steps up from North View Road to communal walkway in front of cottages. Private steps up to UPVC framed double glazed entrance door opening to ...

ENTRANCE PORCH with leaded effect internal door to ...

ENTRANCE HALL. Stairs to first floor.

DINING AREA 11' 1" x 10' 3" (3.38m x 3.12m).

Window to rear. Understairs cupboard. Fire surround with free-standing electric fire. Built-in cupboard with shelving above in recesses either side. Sliding glazed doors to ...

LOUNGE 11' 5" x 10' 2" (3.48m x 3.10m). Window enjoying the lovely sea views. Dark wood fire surround with coal effect electric fire.

KITCHEN 9' 2" x 7' 11" (2.79m x 2.41m). Window and door to rear courtyard. Light faced wall and base units with oak effect trim and wood effect working surfaces. Inset stainless steel sink. Inset 4 ring gas hob with built-in cooker below.

FIRST FLOOR

SPLIT LEVEL LANDING

BEDROOM 1 14' 0" x 10' 4" (4.26m x 3.15m). A good size double bedroom. Two windows enjoying the fabulous sea views. Two built-in cupboards.

BEDROOM 2 10' 3" x 9' 4" (3.12m x 2.84m). A double size room. Window to rear.

BATHROOM 8' 9" x 7' 9" (2.66m x 2.36m). Pale pink "shell" suite of panelled bath with electric shower over, pedestal washbasin and low flush W.C. Good size airing cupboard housing hot water tank. Window.

OUTSIDE

FRONT PATIO AREA providing a lovely seating out area to enjoy the stunning views.

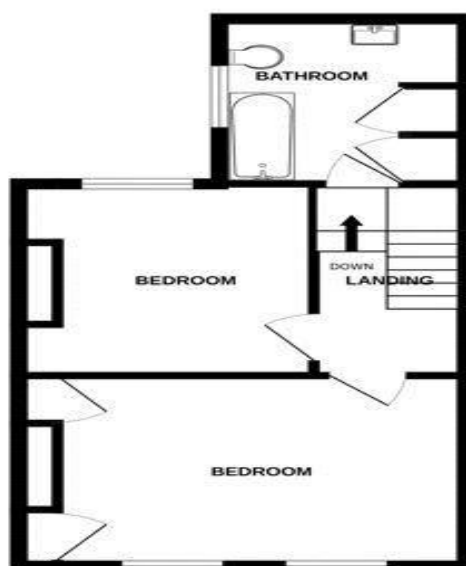
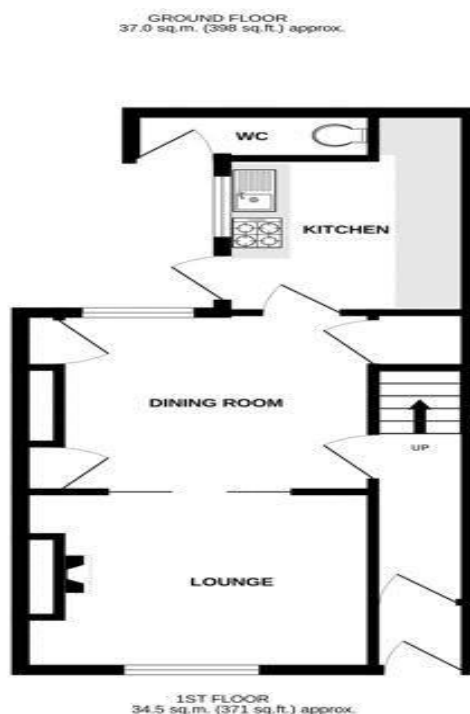
REAR COURTYARD with outside gardener's toilet. Water tap. Steps up to ...

REAR GARDEN currently a blank canvas but ample space for seating etc. Steps up to rear gate leading to Garlic Rea. Block-built GARDEN STORE/STUDIO, 9'6" x 8'11".

COUNCIL TAX BAND: C

ENERGY PERFORMANCE BAND: G

AGENTS NOTE: The Ofcom website indicates limited mobile reception is available at this property and ultrafast broadband. Electric, water and gas are on mains supply, with mains drainage connection



LAYOUT GUIDE ONLY – TO FOLLOW

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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