



Higher Street, Brixham, TQ5 8HL





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£475,000 Freehold

A true Brixham character cottage nestled within the harbour bowl, enjoying outstanding harbour views along with the added benefit of a garage

This charming **TWO BEDROOM TERRACED COTTAGE** offers an exceptional living experience with stunning harbour and sea views. Situated within walking distance to the town and harbour, this freehold property spans roughly 70 sq. metres and is arranged across three floors. The principal bedroom situated on the top floor boasts incredible views, along with the second bedroom. A shower room is also located on the top floor. The kitchen is designed to complement the cottage's unique character and comes equipped with an integrated under-counter fridge, separate freezer, and freestanding oven.

The family room offers a spacious lounge featuring a central exposed stone chimney breast with fire and ample space under the stairs, perfect for setting up a home office. A door from the lounge leads to the back garden. The separate dining room is accessed from the kitchen, enjoying the fantastic open views, with a convenient pull-down bed, perfect for occasional use as an additional bedroom.

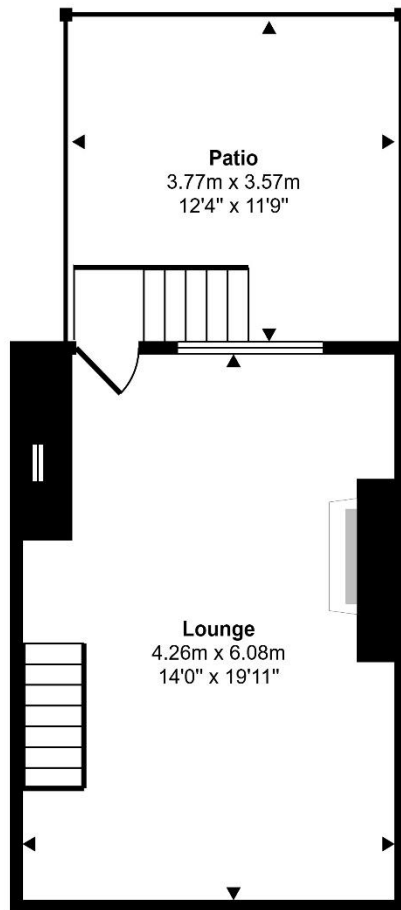
Outside, the decked rear garden with its breathtaking sea views provides a perfect setting for outdoor relaxation with easy access from the main living room.

Additionally, a huge benefit of this particular property is that it comes with a **GARAGE** and store located across the road, held on a 999-year lease, adding extra convenience and storage.

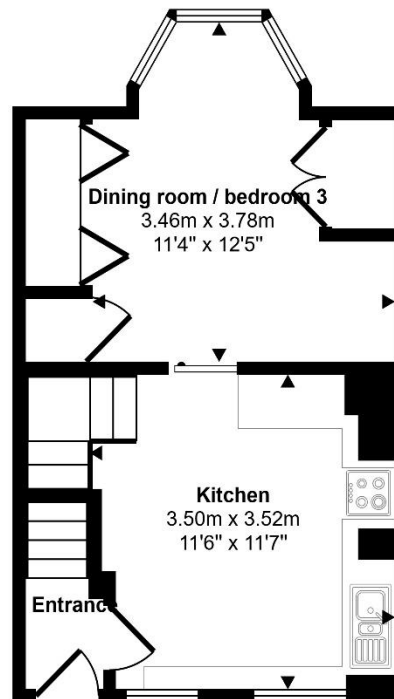
Internal viewings are needed to understand the perfect blend of style and comfort in this delightful property with its remarkable sea views and well-thought-out living spaces.

Make this beautiful cottage your new home!

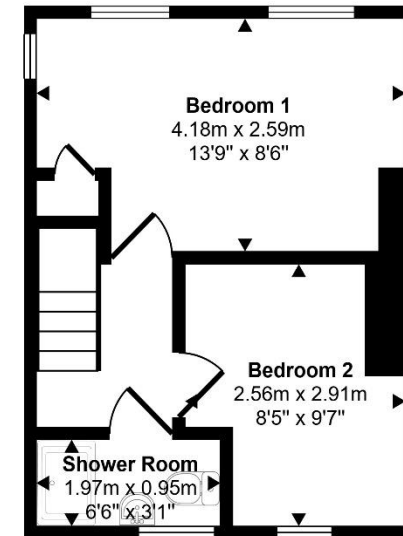
Approx Gross Internal Area
78 sq m / 839 sq ft



Lower Ground Floor
Approx 26 sq m / 279 sq ft



Ground Floor
Approx 29 sq m / 307 sq ft



First Floor
Approx 23 sq m / 253 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

To view this property call Eric Lloyd & Co on **01803 844466**



ENERGY PERFORMANCE RATING: D

COUNCIL TAX BAND: A

AGENTS NOTES: This property is on mains electric and water. Currently heated via electric heating. The Ofcom website indicates that there is broadband and mobile reception at this address.

VIEWINGS ARRANGEMENTS

Strictly by appointment through Eric Lloyd & Co – Telephone 01803 844466. Email: churston@ericlloyd.co.uk Web: www.ericlloyd.co.uk

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