

Mount Pleasant Road, Brixham, TQ5 9RP



A very deceptive, character **TERRACED COTTAGE** located in a handy position, being just a short walk from the town centre via Cavern Hill and with the picturesque harbour and waterfront just a little further away. The cottage which benefits from a lovely open outlook to the front aspect offers two spacious reception rooms, which both have some charming original features and fitted log burners, the kitchen which we are advised was re fitted in 2024, is located at the rear of the building and is fitted with modern pale grey cupboards with beech working surfaces with ample space for white goods. The first floor has two good size bedrooms and a shower room/w.c. On the second floor there are two spacious dormer loft rooms, which again we are advised were re roofed and new cladding fitted in 2024.

Outside there is a sunny terraced garden to the front and an unexpected elevated, large, near level garden to the rear with a super outlook over Brixham including a sea peep which is reached via various steep terraces and steps which are accessed from the kitchen.

£245,000 Freehold

GROUND FLOOR.

Hardwood entrance door with stained glass motif opens to:

ENTRANCE VESTIBULE.

Tiled flooring. Glazed double doors open to:

DINING ROOM/RECEPTION. 14' 9" x 12' 10" (4.49m x 3.91m) Double glazed window to front with an open outlook. Tiled flooring continuing. Fireplace recess with fitted wood burner, shelving and fitted cupboard to side. Door to staircase which leads to the first floor. Step up:

LOUNGE/RECEPTION. 12' 8" x 8' 3" (3.86m x 2.51m)

Tiled flooring. Exposed stone wall feature with fitted wood burner (in need of repair) Fitted shelving. Double doors to:

KITCHEN. 12' 0" x 9' 8" (3.65m x 2.94m) decreasing.

Modern fitted base cupboards finished in a pale grey and beech working surfaces with inset stainless steel sink and drainer. Spaces for various white goods. Extractor fan. Small roof window and reduced height door to garden access.

FIRST FLOOR

BEDROOM 1. 13' 10" x 9' 9" (4.21m x 2.97m)

Double glazed window to front enjoying a pleasant open outlook.

BEDROOM 2. 9' 9" x 7' 0" (2.97m x 2.13m)

Sash window to rear. Built in wardrobes.

SHOWER ROOM/W.C. Comprising close coupled W.C. and pedestal wash basin. Tiled shower cubicle with 'Mira' independent electric shower. Double glazed window.

SECOND FLOOR

LOFT ROOM 1. 13' 0" x 7' 7" (3.96m x 2.31m) approx

A large useful room with two double glazed windows to front enjoying a super open outlook.

LOFT ROOM 2. 10' 5" x 9' 5" (3.17m x 2.87m) approx.

Two double glazed windows to rear. Shelved cupboard.

OUTSIDE.

To the **FRONT** of the house steps from Mount Pleasant Road rise to the front garden which is laid out over three wide landscaped terraces.

The **REAR GARDEN** is accessed from the kitchen. Steps lead upwards over various terraces to an unexpected near level larger garden area at the top of the garden which enjoys super views and a sea peep.

The garden access is very steep with uneven footing and minimal hand rails so caution is advised along with appropriate footwear when viewing.

COUNCIL TAX BAND: B

ENERGY RATING: TBC

NOTE: The Ofcom website indicates that standard, ultrafast and superfast broadband is available and that mobile coverage is good but please check with your mobile provider.



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.

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