



2 Ashleigh Parkham Road, Brixham, Devon TQ5 9BX

A newly renovated 4 bedroom Victorian house situated in an elevated position, benefitting from idyllic views over the harbour and out to sea. Unfurnished. Pet By negotiation. EPC Band: E. Tenant Fees Apply.

Dartmouth: 4.9 miles (via ferry) | Torquay: 8.9 miles | Totnes: 9.8 miles

• Spacious 4 Bedroom Victorian House • Sought After Location • Character Features • Landscaped Stepped Garden • Idyllic Sea Views • Walking Distance of the Town • Deposit: £1,557.00 • Council Tax Band: C • Tenant Fees Apply • Pets By Negotiation (Terms Apply)

£1,350 Per Calendar Month

01803 866130 | rentals.southdevon@stags.co.uk

SITUATION

Set on a sought after road in an elevated position over the town, with far reaching views over the busy harbour and to the sea, this beautifully presented period home is set in the historic fishing town of Brixham, on the South Devon coast at the southern end of the sheltered Tor Bay. The property is in close proximity of the town centre and harbour area.

Brixham is a bustling harbour side town, famous as a fishing port, and has one of the largest fishing fleets in the United Kingdom. The fresh catch is sold in the Fish Markets located on the quayside. Brixham is placed in such a way that the accommodation is located around the heart of the town, creating a warm and cosy ambiance. The town has a long enriched history and is famous for its Napoleonic connections, with the landing of William of Orange on the Quay in 1688. There is a very impressive marina, eternally popular with the boating fraternity, and many fine restaurants.

ACCOMMODATION

GROUND FLOOR:

ENTRANCE HALL: Accessed from the front garden, with tiled flooring and door leading to:-

HALL: An L-shaped hall with wooden flooring, stairs which rise to the first floor landing with cupboard space below and doors leading to:-

SITTING ROOM: Situated to the front of the property, with a bay window overlooking the front garden and providing views over Brixham Harbour and the sea beyond. Chimney breast with a feature open fire and two storage cupboards either side with shelving above. Double doors open into:-

DINING ROOM: A light and spacious room with an inset wood burning stove to chimney breast and storage cupboards to either side. A door allows access into the rear courtyard and a further door provides access to the hallway.

KITCHEN / BREAKFAST ROOM: A large space with a feature exposed stone chimney breast, sink with drainer, an oven, a 4 point gas hob and further storage under the stairs. Space and plumbing for a washing machine, tumble dryer and a dishwasher. Two windows and a door to the side allow views and access to the courtyard and garden. A door leads to:-

WC: With a WC, a wash hand basin and window to the side.

FIRST FLOOR:

LANDING: A split level landing with wooden flooring and a window above which provides an abundance of natural light.

BEDROOM 1: Situated to the front of the property with wooden flooring, a feature fire place with two open storage cupboards to either side and a bay window which provides panoramic views over Brixham harbour and the sea beyond.

BEDROOM 2: A double room with a vanity unit set into the alcove, a cupboard housing the combi boiler and a hot water tank and a window to the rear.

BEDROOM 3: A single room with wooden flooring and a window to the side. A door leads to:-

BEDROOM 4/STUDY: Accessed via bedroom 3, a single room with wooden flooring and a window to the side aspect.

BATHROOM: Fully tiled suite with a roll top bath and shower over, a WC and a pedestal wash hand basin. Built in wall unit with mirror and window to the side aspect.

OUTSIDE

FRONT GARDEN: To the front, there are steps up and a pathway which lead to the front door.



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Tenants must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



The Granary, Coronation Road, Totnes, Devon, TQ9 5GN
01803 866130
rentals.southdevon@stags.co.uk



@StagsProperty

