

## Higher Street, Brixham, TQ5 8HW



Nestled in the heart of a quaint fishing town of Brixham, this stunning **THREE BEDROOM TERRACED COTTAGE** brims with character and charm. Spanning roughly 90 sq. metres, this freehold cottage features three delightful bedrooms, making it an ideal family home or investment opportunity. The principal suite offers picturesque open town views and the luxury of an en-suite, while the second bedroom comfortably accommodates as a spacious double room. The third bedroom features bunk beds, perfect for children or guests. The kitchen boasts modern fittings and grants access to a rear courtyard with steps leading up to the landscaped top terrace, perfect for outdoor dining or a quiet morning coffee. Additional gated access to Higher Steps offers a touch of seclusion, making this a sought-after gem. The cozy lounge invites relaxation after a long day. The property is situated within short walking distance to the town centre and the picturesque harbour, ideal for enjoying local craft shops, cafes, and stunning seaside views. This enchanting terraced cottage holds unparalleled appeal for those seeking a combination of historical charm and modern convenience in a peaceful, yet well-connected locale. The property is being sold with **NO ONWARD CHAIN** and can be sold fully furnished if required.

**£289,950 Freehold**

## RECESSED ENTRANCE PORCH

## HALLWAY

Timber door. Beam effect ceiling. Parquet flooring. Radiator.

## LOUNGE 12' 0" x 11' 3" (3.65m x 3.43m)

Feature cast iron style fireplace with inset tiles and decorative hearth. Beam effect ceiling. Radiator.

## KITCHEN / DINER 14' 6" x 12' 6" (4.42m x 3.81m)

**Reducing to: 9'7"** Fitted gloss white wall and base units with granite effect working surfaces and inset 1 1/4 stainless steel sink. Fitted Range cooker in rustic chimney alcove. Space for dishwasher and washing machine. Wall mounted 'Baxi' gas fired central heating boiler. Understairs cupboard and built in store. Beam effect ceiling. Parquet flooring. Radiator. Access door to rear garden.

## FIRST FLOOR LANDING

Fitted cupboard.

## BEDROOM 1 14' 9" x 12' 0" (4.49m x 3.65m)

Spacious double room with feature cast iron decorative fire. Built in cupboard. Radiator.

## BEDROOM 2 8' 3" x 6' 8" (2.51m x 2.03m)

Radiator.

## BATHROOM 6' 8" x 5' 10" (2.03m x 1.78m)

Fitted white suite of panelled bath in tiled surround with shower attachment and glass shower screen. Pedestal basin and close coupled W.C. Parquet flooring. Radiator.

## SECOND FLOOR

## MAIN BEDROOM 14' 9" x 12' 0" (4.49m x 3.65m)

**Max:** Double room with built in wardrobe. Radiator. Open views across Brixham town.

## EN-SUITE SHOWER ROOM 14' 6" x 5' 11" (4.42m x 1.80m)

**Reducing to: 10'4"** Tiled shower cubicle with thermostatic controlled shower. White suite of pedestal basin and close coupled W.C. Storage cupboard over stairs. Radiator.

## OUTSIDE

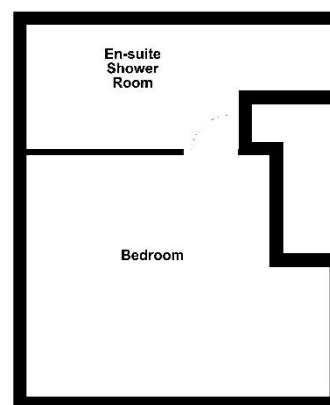
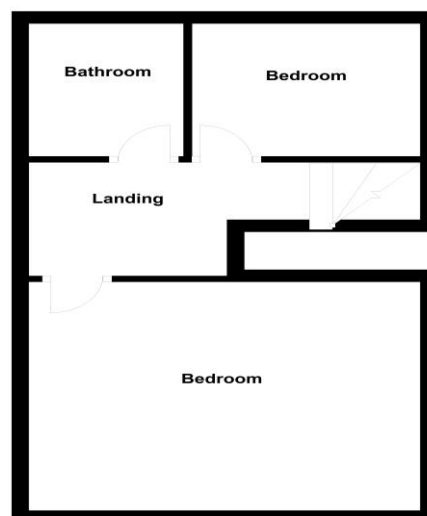
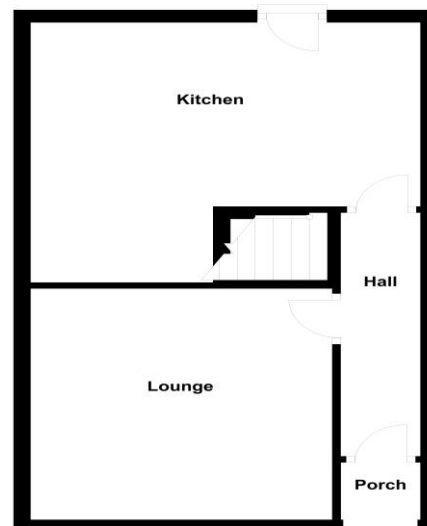
There is a courtyard to the rear with room for table and chairs. Access to a handy outside store. Outside tap. Steps leading up to an enclosed garden with ornate gravel and central patio area. Gate access onto Higher Steps.

## COUNCIL TAX BAND: B

## ENERGY PERFORMANCE: E

## AGENTS NOTES

The Ofcom website indicates broadband and mobile reception are available. Gas, electric, water are all on mains supply, with a 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 B002015 Written by: Bill Bye