

Mount Pleasant Road, Brixham, TQ5 9RP



A real Brixham Character Cottage. Positioned in the heart of the town this **TWO BEDROOM TERRACED COTTAGE** is full of character and charm, balanced with modern finishes. Mount Pleasant Road itself is within walking distance of the town centre and harbour. Stepping inside via the modern composite stable door, you are welcomed by an open plan style kitchen / dining room with bespoke wooden kitchen units along with solid wood worktops. This flows through to a handy utility area and into the spacious bathroom with double ended roll top bath. There is also a double aspect lounge with central log burner and Juliet balcony benefitting from views across the rooftops and into Brixham town. On the first floor, are two spacious bedrooms both with exposed wooden floor boards and sliding sash windows. The principal bedroom has a large recess for wardrobes, whilst the second bedroom has a fitted wardrobe. Internal viewing is highly recommended.

£249,000 Freehold

ENTRANCE

Composite stable door. Stairs to first floor. Open to:

KITCHEN / DINING ROOM 12' 7" x 9' 6" (3.83m x 2.89m)

Shaker style units with solid wood worktops and upstands. Inset butler sink. Freestanding electric cooker with gas hob. Space for fridge freezer. Space for table and chairs. Sash window to front with wooden shutters. Radiator.

HALLWAY / UTILITY

Space and plumbing for washing machine. Heated towel rail.

BATHROOM 7' 8" x 6' 9" (2.34m x 2.06m)

Freestanding, double ended roll top bath with shower attachment and shower curtain. Basin on pedestal with mirror fronted vanity unit over. Close coupled W.C. Heated towel rail. Window.

LOUNGE 13' 10" x 11' 3" (4.21m x 3.43m)

Central period fireplace with log burning stove. Juliet balcony with open town views. Sliding sash window to front with wooden shutters. Radiator.

LANDING

Window to rear with open views.

PRINCIPAL BEDROOM 12' 8" x 10' 11" (3.86m x 3.32m) Sliding sash window to front. Radiator. Recess for wardrobes. Ornate fireplace. Exposed wooden floorboards.

BEDROOM 2 12' 0" x 11' 8" (3.65m x 3.55m) Sliding sash window to front. Radiator. Built in cupboard housing boiler. Exposed timber floorboards.

SHARED GARDEN

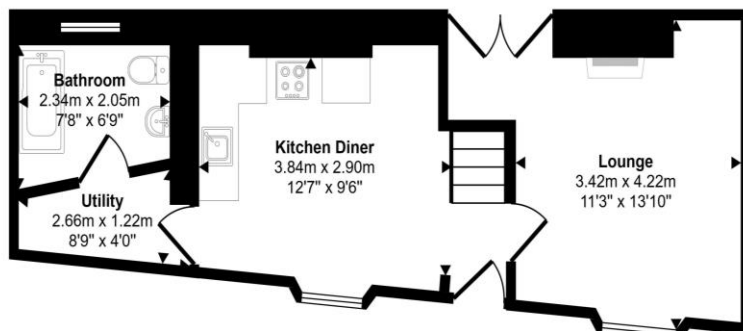
Outside to the front of the property is a wooden gate to the right which gives access to a drying area to the rear of the property. This was probably used historically for drying fishing nets etc. The drying rights are reflected on the title deeds. The garden area is owned by 40 Bolton Street. Both 42 Bolton Street and Dolphin Cottage have rights of access over the garden area. Each of the last 2 owners of the property have had access and use of the garden area

ENERGY PERFORMANCE RATING: D

COUNCIL TAX BAND: B

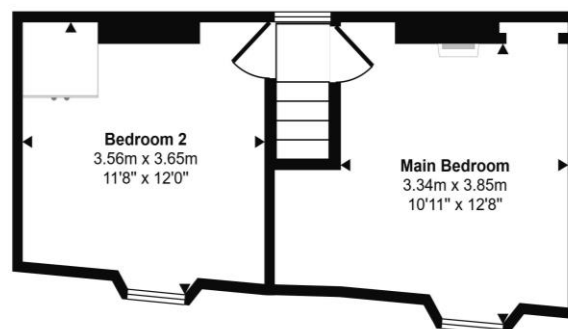
AGENTS NOTES:

The Ofcom website indicates broadband and mobile reception is available at this property. Gas, electric, water are all on mains supply, with mains drainage connection.



Ground Floor
Approx 40 sq m / 435 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.



First Floor
Approx 29 sq m / 314 sq ft

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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 B002035 Written by: Bill Bye