12 Burton Street, Brixham, TQ5 9HZ
Freehold House - Terraced
Asking Price £219,000

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A fantastic opportunity to purchase a central Victorian terrace house. The accommodation would benefit from modernisation throughout, offering an excellent chance to put your own stamp on this solid limestone-built home.

The accommodation is very spacious, with the ground floor featuring two good-sized reception rooms. The property feels light and bright thanks to its dual aspect and a large bay window at the front. The whole property benefits from high ceilings and retains many period features. There are fitted cupboards that offer great storage solutions, providing the ability to modernise while maintaining the period charm and features.

The kitchen is located at the rear, with a separate utility space beyond. This area opens out into the courtyard and is just off the central living space, currently arranged as a sitting room. There is a fireplace in the central living space, perfectly located to warm the centre of the property.

Upstairs, there are two bedrooms. The front double bedroom is very spacious, with a built-in cupboard and a bay window offering a front aspect view. The family bathroom and separate WC are at the rear. On the second floor, there is another double bedroom with a dormer window overlooking the rear aspect, providing far-reaching views of the hills above Southdown.

Outside, there is a small courtyard at the rear, opening out to a garden area where you can plant a vegetable patch or increase the usable garden space. The rear courtyard-style garden is a great little sun trap thanks to its southerly aspect.

The property has got the benefit of PVCu double glazing and gas central heating. Internal viewing is essential to appreciate all this property has to offer and its great potential.

Council Tax Band: B

3 1 2

- Spacious Family Home
- 2 Good Size Reception Rooms
- 3 Spacious Bedrooms
- Handy Central Location
- Property Would Benefit From Modernisation
- Sun Trap Courtyard Garden
- Great Scope & Potential
- Chain Free

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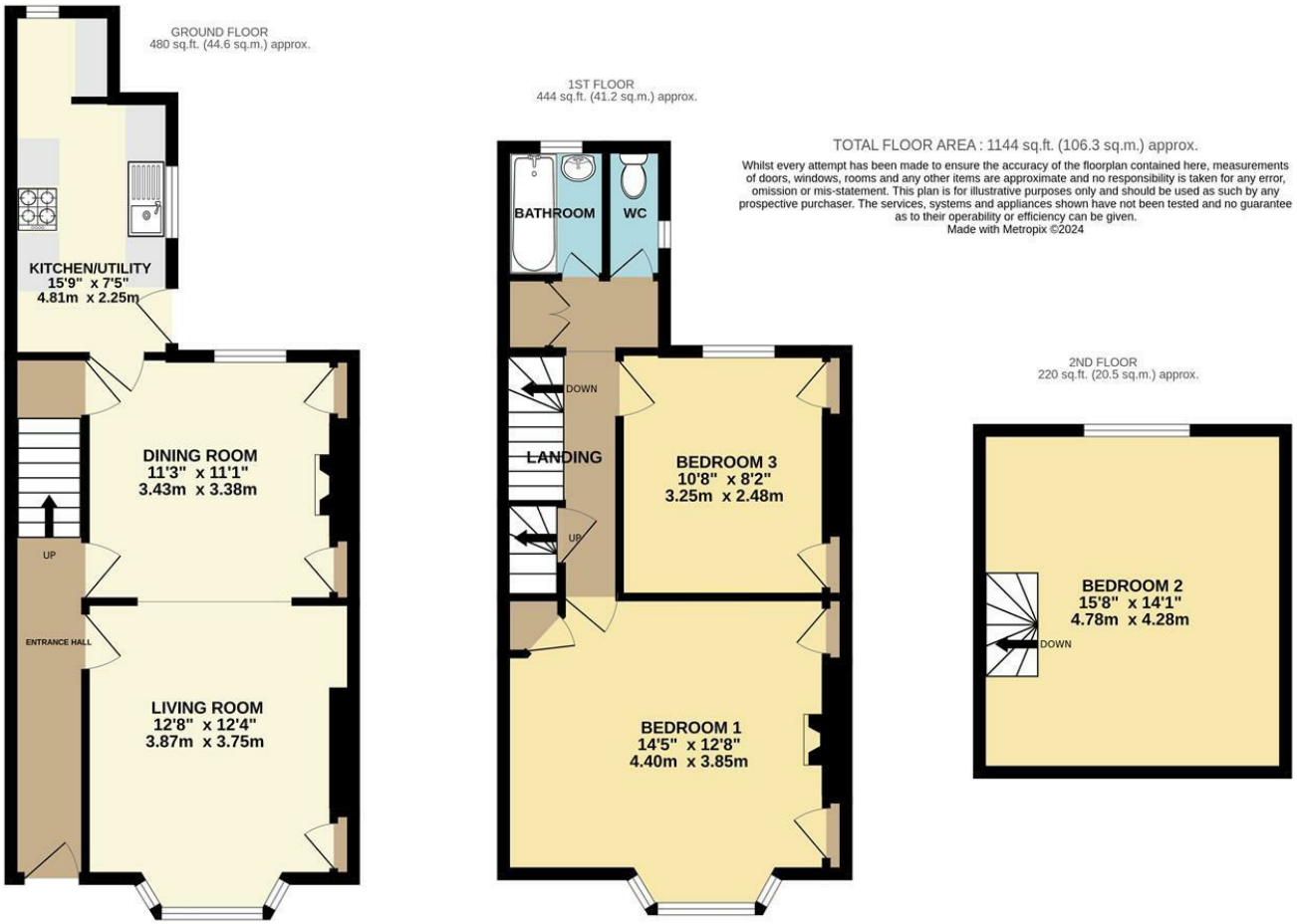
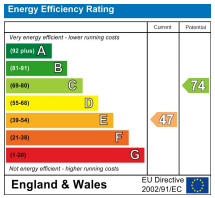


Current EPC Rating: E



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Please note floorplans are to be used as a guide only. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of the property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from their solicitor. You are advised to check the availability of this property before travelling distance to view.

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