



Galleon Cottage 1 Church Street, Brixham, Devon, TQ5 8HG
Freehold House - End Terrace
£245,000

boycebrixham
email property@ljboyce.co.uk call 01803 852736

Understood to be built in the early 17th Century, Galleon Cottage is a charming three bedroom end of terrace character cottage in the heart of Brixham, and we are delighted to offer it to market with NO ONWARD CHAIN.

Church Street is one of Brixham's most highly regarded quintessential streets - famed for its perfect position to the town and harbour and enjoying a very pretty street scene with the lovely pastel colour cottages leading towards the water's edge and the presence of All Saints Church in the background. The heart of the port is literally 5 minutes walk away with the Southwest coastal path leading through the winding harbour up to Berry Head Country park to one side and Brixham's famous coves on the other side. There is something for all the family to enjoy near by - from crabbing on the harbour's edge to some of Torbay's finest restaurants and pubs all to hand.

The property itself opens through a traditional stable door into a large living room, with characterful cottage beams and a large open fireplace. There is a traditional bay window overlooking the street scene and stairs leading up to the first floor. Also on the ground floor is the kitchen area to the rear. Open to the lounge, and equipped with a Bosch oven and 4-burner gas hob. There is also a rear porch leading out to the rear garden, and a very handy downstairs WC, where the gas combi-boiler is also housed.

Upstairs, in the first floor, there are two good size bedrooms, including the dual-aspect double bedroom to the front. Other bedroom is of a quirkier shape, but is versatile and full of character. Both bedrooms offer good built in storage options. Up on the second floor, there is a further large double bedroom with a pretty outlook toward the harbour and built in storage. There is also a modern family bathroom, again with storage and a smart 3-piece suite.

Outside, there is a wooden courtesy gate to the side, providing access to the side of the property. There is a stone built outhouse - ideal for converting or for keeping as general garden store. There is a sunnier-than-expected rear garden (shared with number 3) over two levels to the rear which is unusual for this part of town.

Council Tax Band: A



- Grade II Listed 3 Bed Character Cottage
- Rear Garden and Outhouse Storage
- Five Minute Walk To Waterfront

- Quintessential Brixham Retreat
- Light-and-Bright Throughout
- Council Tax Band A - Freehold



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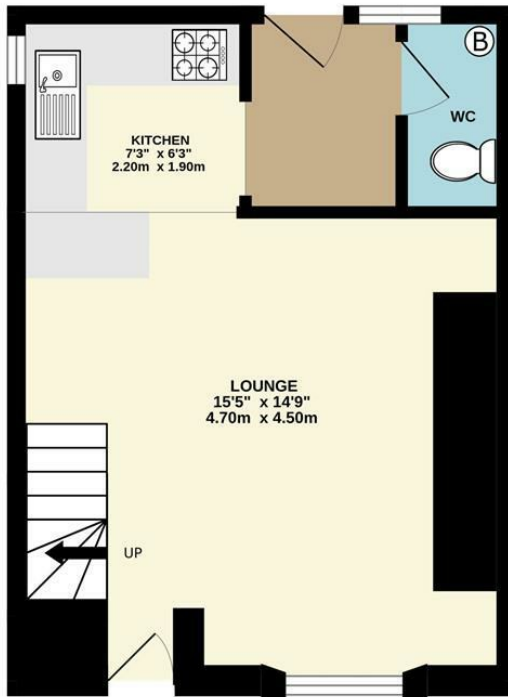




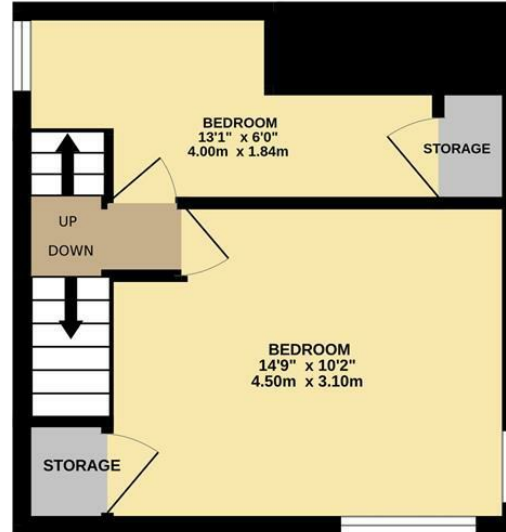
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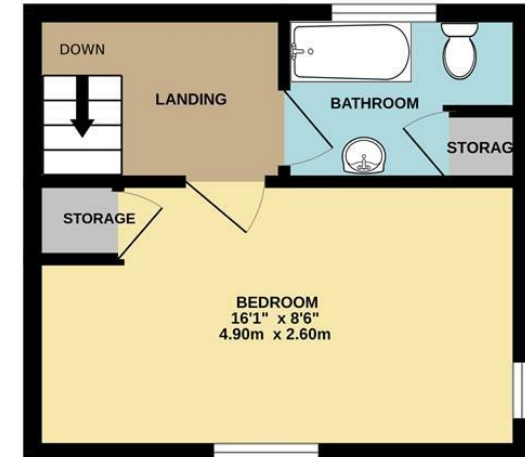
GROUND FLOOR
296 sq.ft. (27.5 sq.m.) approx.



1ST FLOOR
232 sq.ft. (21.6 sq.m.) approx.



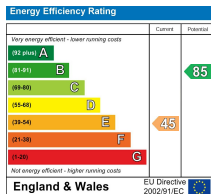
2ND FLOOR
214 sq.ft. (19.9 sq.m.) approx.



TOTAL FLOOR AREA : 742 sq.ft. (69.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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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