

Prospect Road, Brixham, TQ5 8HS



A **FOUR BEDROOM TERRACED CHARACTER HOUSE** set on the southerly facing hillside above the colourful and bustling harbour scene below. The property is ideally placed being only a short walk down to the harbour side and town with its variety of restaurants, cafes and shops. Deceptive from a roadside glance the accommodation is arranged over four floors, with the rear facing rooms enjoying a fascinating view over the harbour capped by an extensive sea view from the upper floor bedrooms. The house has been operated as a holiday let equipped for six guests. The entrance level provides a welcoming dining room and well fitted kitchen with access onto the rear deck. The lounge, a cosy sitting room and shower room are on the lower level, with the four bedrooms and house bathroom arranged over the upper two floors. At the rear of the house is a south facing deck (set above a handy store room) enjoying a view over the harbour below. Gas fired central heating is installed.

£289,950 Freehold

ENTRANCE LEVEL

DINING ROOM 10' 8" x 9' 10" (3.25m x 2.99m)

uPVC front door. Rustic brick faced fireplace. Beamed ceiling.

KITCHEN 10' 8" x 10' 7" (3.25m x 3.22m) reducing to 7'9"

Harbour view. Fitted with a range of white gloss faced units with granitic effect worktops and stone effect tiling above. Stainless steel sink. Four ring electric hob with overhead hood. Fitted oven. Spaces for washing machine and dishwasher. Integrated fridge. Wall mounted gas fired boiler. Door gives access to the terrace.

LOWER LEVEL

LOUNGE 10' 2" x 10' 2" (3.10m x 3.10m) maximum

Brick faced fireplace. Stable door opens to rear.

COSY SITTING ROOM 10' 2" x 6' 6" (3.10m x 1.98m)

Fitted service cupboard. Off:

SHOWER ROOM

Shower cubicle with electric shower unit, basin and close coupled W.C.

FIRST FLOOR - LANDING

BEDROOM 3 10' 9" x 10' 8" (3.27m x 3.25m) reducing to 7'8"

Superb harbour view from bay window with seating. Brick faced fireplace. Built in cupboard.

BEDROOM 4 10' 7" x 6' 1" (3.22m x 1.85m) plus door recess

Airing cupboard.

BATHROOM/W.C. 7' 8" x 4' 10" (2.34m x 1.47m)

Paneled bath with shower attachment in tiled surround, pedestal basin and close coupled W.C. Heated towel rail.

TOP FLOOR - LANDING

BEDROOM 1 10' 8" x 10' 4" (3.25m x 3.15m) overall

Fitted louvre style wardrobes and cupboard. Ceiling beams.

BEDROOM 2 10' 7" x 9' 1" (3.22m x 2.77m)

Superb harbour and sea view from bay window with seating. Built in louvre style wardrobes. Part beamed ceiling.

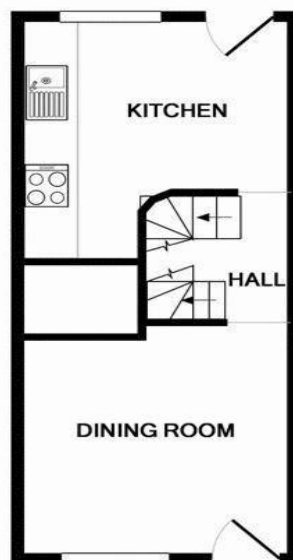
OUTSIDE

Galvanised steps from the kitchen and the lower level give access to an ELEVATED TERRACE with views over the harbour. Steps lead down to a rear pedestrian path giving direct access onto Higher Street.

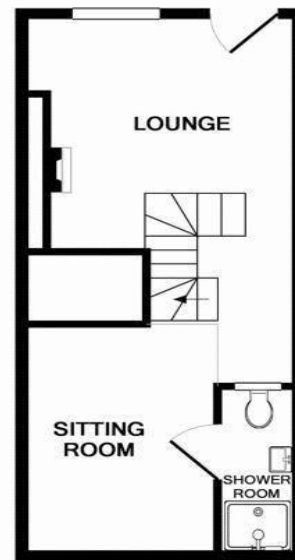
OUTSIDE STORE

EPC: C

COUNCIL TAX C



ENTRANCE FLOOR



GROUND FLOOR



1ST FLOOR



2ND FLOOR

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 B001699 Written by: Bill Bye