



Harbour Sails Cottage, 31 Overgang, Brixham, Devon, TQ5 8AP
Freehold House - Terraced
£395,000

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Perched in an enviable position just above the harbour front in the very heart of Brixham's famous Harbour Bowl, Harbour Sails is a beautifully refurbished two-bedroom fisherman's cottage enjoying stunning harbour and sea views from every level. Combining timeless coastal character with stylish modern comforts, this substantial cottage offers a rare opportunity to own a truly special home in one of the town's most iconic and atmospheric settings.

The location is simply exceptional. Just moments from the bustling waterfront, the property is perfectly placed to enjoy the very best of harbour-side living, with an excellent selection of cafés, restaurants, traditional pubs, and independent shops all quite literally on the doorstep. The ever-changing harbour scene provides a wonderful backdrop throughout the day, from colourful fishing boats and visiting yachts to breathtaking sunsets stretching out across Torbay.

Inside, the cottage has been comprehensively refurbished throughout to create a light, bright, and welcoming coastal retreat. The accommodation is both spacious and versatile, with two generous double bedrooms, a large family bathroom, and an additional separate WC/cloakroom adding practicality for guests and holiday use alike. The interiors perfectly blend contemporary styling with the warmth and charm expected from a traditional fisherman's cottage.

The spacious kitchen diner is ideal for entertaining, offering ample room for family gatherings and relaxed evenings with friends after a day by the sea. To the front of the property, the attractive square bay-fronted lounge provides a wonderfully comfortable space to unwind while taking in the panoramic outlook across the harbour, outer breakwater, and coastline beyond. From almost every room, the views create an ever-changing coastal canvas that truly sets this home apart.

Further benefits include UPVC double glazing throughout and electric central heating, ensuring comfort all year round. Whether as a stylish permanent residence, idyllic holiday retreat, or successful investment opportunity, Harbour Sails offers an outstanding combination of character, location, and breathtaking scenery in one of South Devon's most sought-after harbour towns.

Council Tax Band: B



- Spectacular Location In The Harbour
- Modernised Throughout
- Easy Access to Town & Waters Edge
- Panoramic Harbour & Sea Views

- Spacious 2 Bedroom Character Property
- Large Kitchen & Dining Room with Balcony
- Viewing Strongly Advised
- Freehold Terrace House



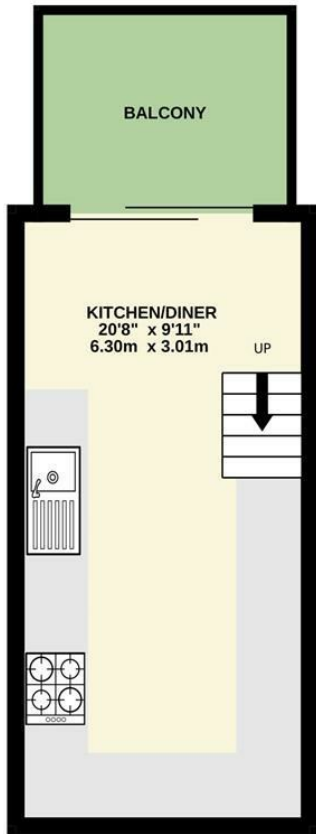
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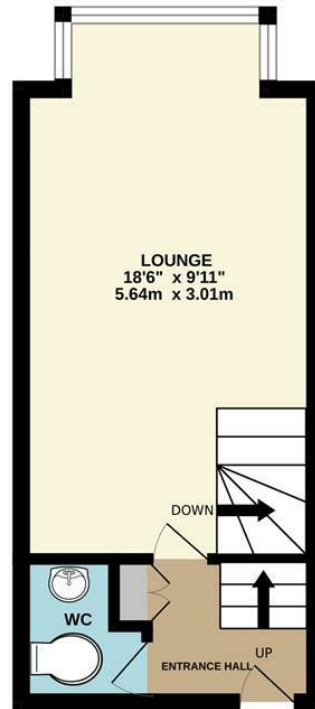


TOTAL FLOOR AREA : 750 sq.ft. (69.7 sq.m.) approx.

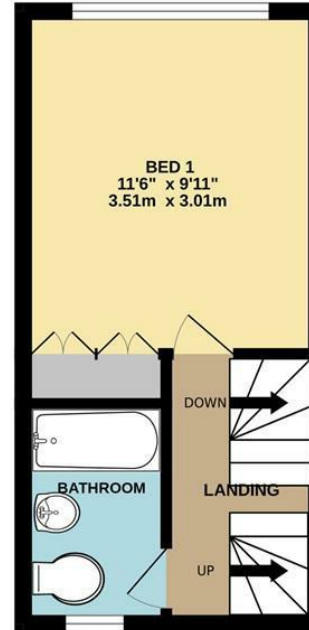
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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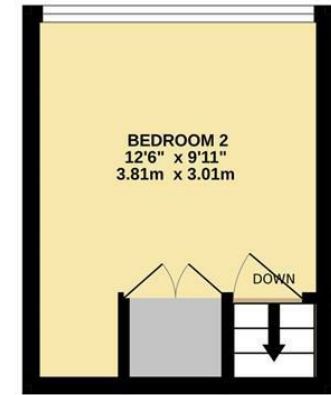
GROUND FLOOR
203 sq.ft. (18.9 sq.m.) approx.



ENTRANCE FLOOR
220 sq.ft. (20.5 sq.m.) approx.



1ST FLOOR
203 sq.ft. (18.9 sq.m.) approx.



2ND FLOOR
123 sq.ft. (11.5 sq.m.) approx.

Current EPC Rating:

| Energy Efficiency Rating | Current | Potential |
|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | |
| (92-100) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |

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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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