



## 5 Railway View

Brixton, Plymouth, PL8 2BG

**£249,950**



Superbly-situated period cottage in this highly sought-after tucked-away South Hams hamlet close to Cofflete Creek & a variety of countryside walks on your doorstep. The accommodation comprises an entrance hall, living room with wood burner, kitchen plus extended conservatory, rear porch/utility, 2 bedrooms & bathroom with a separate wc plus a utilised loft room. Off-road parking together with courtyard-style gardens to the front and rear. Lovely countryside views. Air source heat pump/solar panels/electric central heating & double-glazing. No onward chain.



## RAILWAY VIEW, BRIXTON, PL8 2BG

### ACCOMMODATION

Front door opening to the hallway.

#### HALLWAY 5'9 x 5'8 (1.75m x 1.73m)

Over-head cupboard housing the consumer unit and the electric meter. Stairs rising to the first floor accommodation. Under-stairs cupboard. Doorway opening into the living room.

#### LIVING ROOM 17'3 x 13'4 (5.26m x 4.06m)

Window to the front elevation. Chimney breast with wood burning stove. Under-stairs storage cupboard. Full-height window to the rear elevation. Sliding timber doorway opening into the kitchen.

#### KITCHEN 11'9 x 8'3 (3.58m x 2.51m)

Range of base and wall-mounted cabinets with matching fascias contrasted by polished hard wood work surfaces. Inset sink with a work-top mounted mixer tap. Built-in oven and hob plus cooker hood. Space for fridge-freezer. Glazed door opening into the rear porchway/utility. Separate doorway opening into the conservatory.

#### CONSERVATORY 9'6 x 8'4 (2.90m x 2.54m)

Double-glazed windows to 2 elevations with lovely countryside views. Tiled floor.

### REAR PORCH/UTILITY

Window and glazed door to the rear elevation providing lovely views. Work surface with space for appliances beneath. Skylight.

#### FIRST FLOOR LANDING 11'6 x 5'7 (3.51m x 1.70m)

Providing access to the first floor accommodation. Timber staircase leading to the attic room. Feature exposed painted stonework. Built-in cupboard with slatted shelving.

#### BEDROOM ONE 10'6 x 9'5 (3.20m x 2.87m)

Window to the front elevation. Cupboard housing the hot water cylinder. Built-in wardrobes. Feature exposed painted stonework.

#### BEDROOM TWO 9'5 x 8'10 (2.87m x 2.69m)

A dual aspect room with windows to the rear and side elevations with lovely countryside and woodland views.

#### BATHROOM 7'6 x 6'2 (2.29m x 1.88m)

Comprising a rolled-top ball and claw-footed bath, separate shower and basin. Tiled floor. Fully-tiled walls. Window to the rear elevation with lovely views.

### SEPARATE WC

Fitted with a wc and basin. Partly-tiled walls. Window to the side elevation.

#### ATTIC ROOM 13'4 x 8'6 (4.06m x 2.59m)

Window to the rear elevation with fabulous countryside and woodland views. Plumbed with a radiator. Eaves storage access.

### OUTSIDE

To the front there is a parking space and steps leading down to the cottage. Beneath the parking area, there is a storage area. There are 2 terraces laid to shrubs and adjacent to the cottage is patio area. The rear courtyard is paved together with raised shrub and flower beds. There is a partly-glazed timber shed with power and a sub-floor storage area. Floor-mounted air source heat pump.

### AGENT'S NOTE

There are solar panels/air-source heat pump and electric powered central heating system. Private drainage.

### COUNCIL TAX

South Hams District Council  
Council tax band B

### Area Map

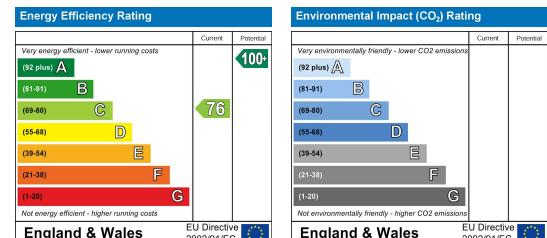


### Floor Plans



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### Energy Efficiency Graph



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