



Bella Vista Road, Brixham, TQ5 8BQ





£339,950 Freehold

“A well-presented, two bedroom pretty cottage benefitting from beautiful waterside & sea views”

Situated in one of Brixham’s most sought-after residential locations, a charming and well presented **TWO BEDROOM COTTAGE** that perfectly combines character, comfort, and exceptional coastal outlooks.

Enjoying an elevated position overlooking Furzeham Green, the property benefits from **BEAUTIFUL SEA, MARINA AND HARBOUR VIEWS** that create a constantly changing and picturesque backdrop.

The cottage offers well-proportioned accommodation throughout and retains a wealth of appeal. An entrance porch leads into a welcoming hallway, setting the tone for the home’s inviting interior. The main living space is a delightful lounge/dining room, featuring a front-facing bay window that frames the views across the green towards the harbour and open sea. The lounge area is centred around an attractive Victorian-style fireplace, adding warmth and character, while the dining area provides ample space for a table and chairs ideal for both everyday living and entertaining.

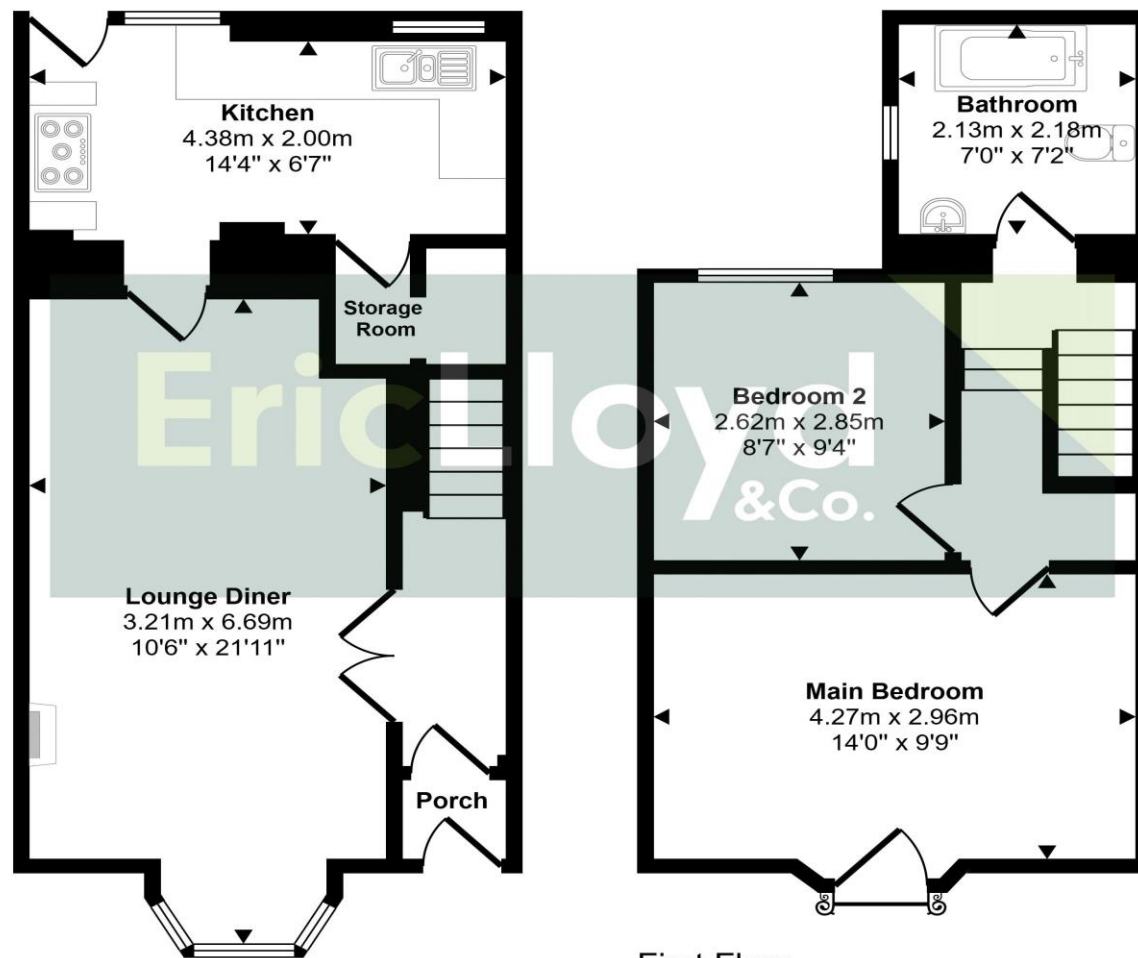
To the rear of the home, the generously sized kitchen is fitted with a range of beech-effect wall and base units complemented by contrasting worktops. It is well-equipped with an integral dishwasher and a large range-style cooker, along with space for additional appliances. A wall-mounted Vaillant boiler provides hot water and central heating. Practical features include a useful walk-in cupboard and an understairs storage area. Natural light flows in through two windows and a roof window, a door leads directly out to a charming enclosed courtyard garden. This private, walled outdoor space offers a private and sheltered setting for al fresco dining or relaxing.

The first floor continues to impress, offering two comfortable double bedrooms. The principal bedroom enjoys particularly striking views across Furzeham Green to the marina, harbour and sea beyond-an outlook that truly defines this home. The second bedroom is also a good-sized double, ideal for guests, family, or home working. The bathroom is fitted with a white suite, including a bath with central taps and shower attachment over, a pedestal wash basin, and a low-level W.C.

Bella Vista Road is a highly desirable address within easy reach of Brixhams vibrant harbour, marina, and town centre, where a variety of shops, cafes and restaurants can be found. The nearby green provides a wonderful open space, while coastal walks and beaches are also close at hand. This delightful cottage represents an excellent opportunity to acquire a super home in a prime coastal setting, perfect as a main residence, holiday retreat, or investment property. For sale with **NO ONWARD CHAIN**



Approx Gross Internal Area
70 sq m / 756 sq ft



Ground Floor
Approx 38 sq m / 413 sq ft

First Floor
Approx 32 sq m / 343 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



ENERGY PERFORMANCE RATING: D

COUNCIL TAX BAND: C

AGENTS NOTES: The Ofcom website indicates that standard superfast and ultrafast broadband is available and that mobile performance is as follows: VODAPHONE 82% / EE 80% /THREE 73% / O2 70%

VIEWINGS ARRANGEMENTS

Strictly by appointment through Eric Lloyd & Co

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