



5 West Terrace, Churston Road, Churston, Brixham, TQ5 0HX

**Eric Lloyd**  
& Co.

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**£279,950 Freehold**

**“A fabulous two bedroom character Cottage in the heart of Churston Village”**

A beautiful two bedroom, **Grade II listed cottage** situated in the highly sought-after village of Churston, which is located on the semi-rural fringe of Brixham.

Ideally positioned close to local amenities while being just moments from stunning coastal and countryside walks, and with easy access to the fishing Port of Brixham and sea side town of Paignton.

This charming home is presented to a very high standard throughout, combining modern comforts with an abundance of original character features.

Offered for sale with **NO ONWARD CHAIN**, the property enjoys delightful countryside views to both the front and rear aspects and attractive cottage-style gardens together with a useful outhouse with light power and utility provisions in the rear courtyard.

The accommodation comprises an entrance vestibule leading into a welcoming living room featuring an exposed stone wall and a recessed fireplace with a fitted log burner, a staircase rises to the first floor which has an understairs cupboard for storage.

To the rear, the kitchen/dining room is fitted with a range of modern units, wood-effect work surfaces, tiled splashbacks, and built-in appliances including an electric oven, gas hob, and under-counter fridge. There is ample space for a dining table, and a door and window open onto the charming rear courtyard garden.

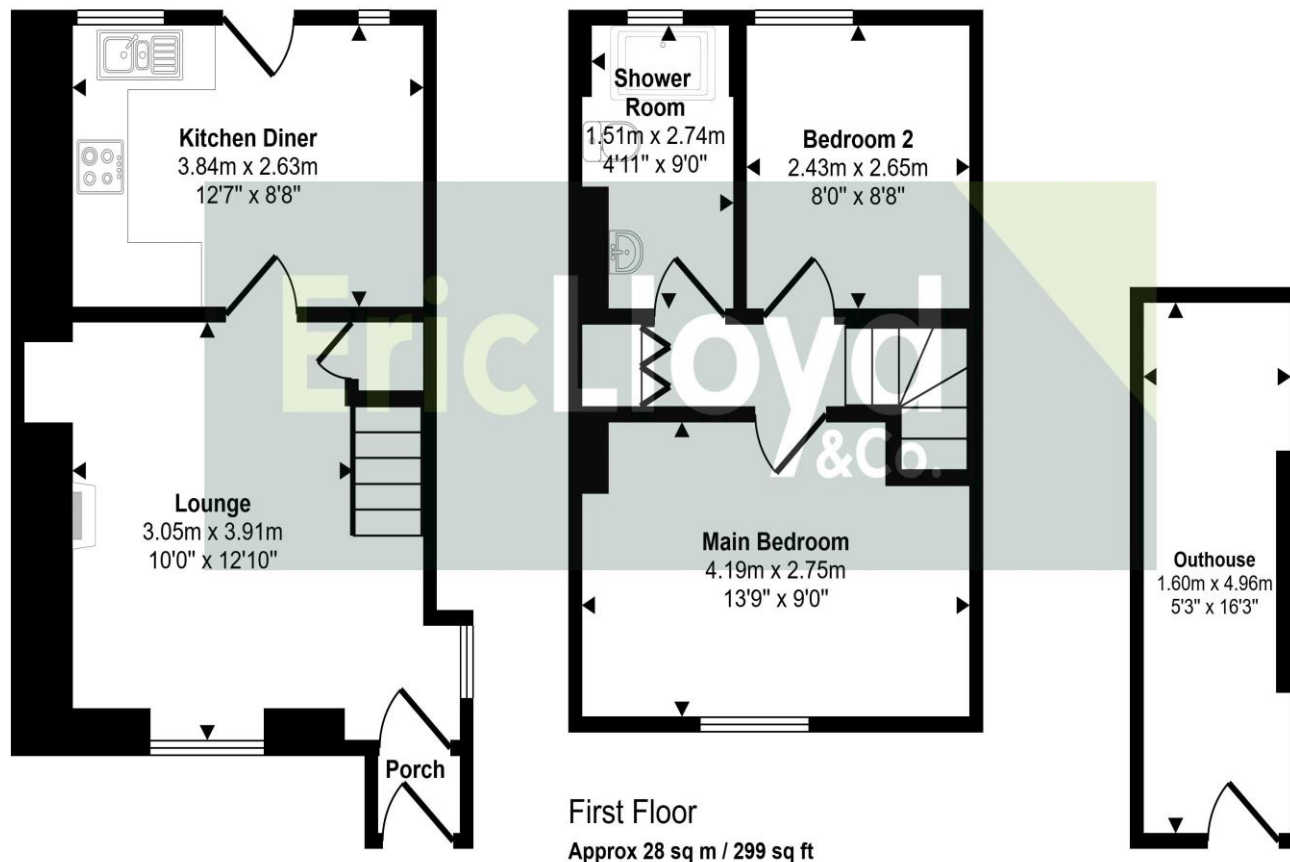
On the first floor, the landing includes a cupboard housing the Worcester combination boiler, which provides domestic hot water and central heating.

There are two generous double bedrooms, both enjoying attractive countryside outlooks. The contemporary shower room is fitted with a large walk-in shower, vanity unit with inset wash basin, and close-coupled W.C, complemented by fully tiled walls and flooring.

This delightful cottage offers a rare opportunity to acquire a characterful home in one of the areas most desirable locations. Internal viewing is highly recommended.



Approx Gross Internal Area  
66 sq m / 711 sq ft



Ground Floor  
Approx 30 sq m / 327 sq ft

First Floor  
Approx 28 sq m / 299 sq ft

Storage Room  
Approx 8 sq m / 86 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:

VIEWINGS ARRANGEMENTS

Strictly by appointment through Eric Lloyd & Co

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