

## North View Road, Brixham, TQ5 9TS



Nestled on the hillside above the picturesque harbour of Brixham this **TWO BEDROOM CHARACTER COTTAGE** is being offered for sale with **NO ONWARD CHAIN**. The property boasts brilliant harbour and sea views from all forward facing windows, as well as far reaching sea views from the rear garden. North View itself is only a matter of minutes walk away from Brixham's town and the waters edge with an array of restaurants and cafes to stop at. The property itself offers a lounge with archway connecting through to the dining room, the kitchen is to the rear of the property with access to the rear courtyard. On the first floor is a spacious bathroom with bath and separate shower, there are two bedrooms, the principal having spectacular harbour and sea views. Outside to the rear is small courtyard with outside toilet, steps lead up to numerous patio terraces with ever improving sea views. The top terrace enjoys simply superb views over the rooftops and out to sea.

### Offers in Excess of £250,000 Freehold

### ENTRANCE VESTIBULE

Character wooden front door. High level consumer unit. Inner door.

### ENTRANCE HALL

Stairs to first floor.

### LOUNGE

Open fire with exposed stone chimney breast. Radiator. Window to front with sea views. Open to:

### DINING ROOM

Window to rear. Storage cupboards either side of chimney breast. Under stairs cupboard. Radiator. Door to:

### KITCHEN

Wooden wall and base units with granite effect worktops and tiled splash backs. Stainless steel sink with drainer. Freestanding oven with cooker hood over. Space for under counter fridge and space for washing machine.

### FIRST FLOOR - LANDING

Loft hatch.

### BEDROOM 1

Two windows to front with brilliant open sea and harbour views. Two built in cupboards. Radiator.

### BEDROOM 2

Window to rear. Radiator.

### BATHROOM

Spacious room with bath in tiled surround. Separate shower with paneled surround. Close coupled W.C. Pedestal basin. Window to side. Cupboard housing boiler.

### OUTSIDE

### BACK GARDEN

Courtyard to rear with outside toilet. Steps lead up to various patio terraces. The top terrace enjoys panoramic sea and harbour views.

### FRONT GARDEN

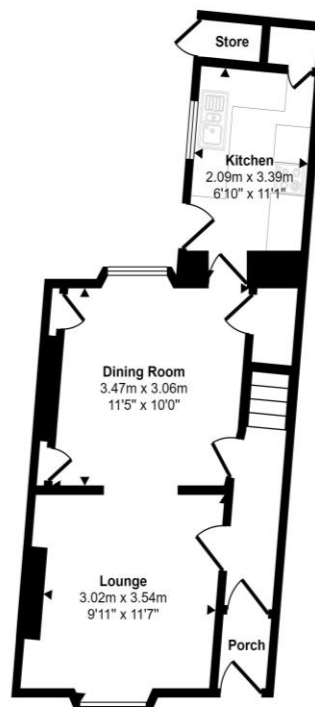
Patio garden to front with harbour views. Access to the walkway and steps lead down to North View Road.

### ENERGY PERFORMANCE RATING: D

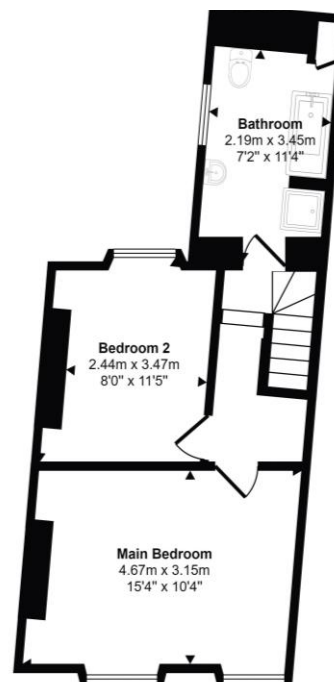
### COUNCIL TAX BAND: C

### AGENTS NOTES:

The Ofcom website indicates broadband and mobile reception is available at this property. Gas, electric, water are all on mains supply, with mains drainage connection.



Ground Floor  
Approx 36 sq m / 390 sq ft



First Floor  
Approx 38 sq m / 405 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.

### 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 B001917 Written by: Bill Bye