



Provident Cottage 19 North View Road, Brixham, TQ5 9TS
Freehold House - Terraced
£295,000

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Nestled on sought-after North View Road, this delightful two-bedroom fisherman's cottage is brimming with character and charm, enjoying truly outstanding, views across Brixham's vibrant inner harbour. Whether it's the gentle bobbing of boats, the buzz of harbour life, or the glow of evening lights over the water, there is always something captivating to watch from this unique vantage point. The cottage is ideally positioned just moments from the town centre, yet elevated enough to enjoy peace, privacy, and breathtaking scenery.

At the front of the property, a generous terrace offers the perfect spot for outdoor dining, morning coffee, or simply soaking up the view – a rare find in this location. To the rear, a secluded terraced garden provides a low-maintenance haven, ideal for quiet relaxation. The property also benefits from something seldom available in this area – a large, private off-road parking space accessed from Elkins Hill. With dedicated access directly into the rear garden, this feature adds significant convenience and value to the home.

Inside, the cottage continues to impress with a spacious and wonderfully characterful lounge/dining room, beautifully enhanced by an exposed stone wall and original fireplace. This room has been thoughtfully arranged to make the most of the stunning outlook, creating a warm and welcoming space for relaxing or entertaining. To the rear, the immaculate kitchen offers ample cupboard and worktop space, an inset gas hob, and a practical layout ideal for modern living.

Upstairs, the property continues to shine with a stylish family bathroom positioned at the rear, finished to a high standard. The second bedroom retains its traditional feel with an original feature fireplace, while the master bedroom is a true highlight – spacious, full of character (including another feature fireplace), and showcasing spectacular views over the harbour, it perfectly captures the essence of coastal living in Brixham.

Lovingly owned by the current vendors for over thirty years, this cottage has served as both a cherished second home and a successful holiday let. With its conventional layout, private outdoor areas, and off-road parking, it also presents an excellent opportunity for full-time residential use. Offered to the market with no onward chain and benefitting from gas central heating (modern boiler located in the bathroom), this is a rare opportunity to acquire a truly special home in one of Brixham's most desirable settings.

Council Tax Band: C



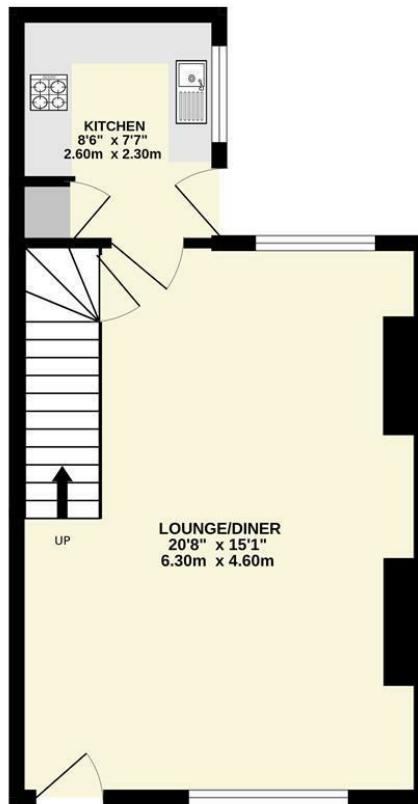
- Two Bedroom Fishermans Cottage
- Very Rare Off Road Parking
- Well Presented Throughout
- Five Minute Walk To Town/Harbour

- Incredible Harbour & Bay Views
- Front Terrace & Rear Garden
- Brimming With Character & Charm
- Offered With No Onward Chain





GROUND FLOOR
364 sq.ft. (33.8 sq.m.) approx.



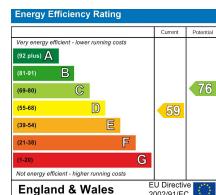
1ST FLOOR
368 sq.ft. (34.1 sq.m.) approx.



ON ELKINS HILL
104 sq.ft. (9.7 sq.m.) approx.



Current EPC Rating: D



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.

TOTAL FLOOR AREA: 835 sq.ft. (77.6 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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