

## Ranscombe Road, Brixham, TQ5 9UU



A beautifully presented, **TWO BEDROOM, GRADE II LISTED TERRACE COTTAGE** which enjoys a fabulous outlook at the front looking out over Brixham to the sea and coastline beyond. The immaculate cottage is modern throughout with light and bright decor and is currently used as a successful holiday letting investment property. A welcoming, elevated seating area to the front of the cottage is the first port of call when viewing this super home, a lovely place to sit and unwind and enjoy the outlook. On entering a spacious but cosy lounge with log burner and window seat is very inviting, this leads through to the generous size dining room and in turn to the modern fitted kitchen and utility room at the rear. A stable door gives access to a courtyard style garden with white washed walls. There are two double bedrooms, both with beautiful views, one on the first floor which also has a luxury bathroom/w.c. and further bedroom with en-suite shower room/w.c. on the second floor. Internal viewing is highly recommended! Brixham town centre, the marina and harbour are within easy reach or a longer walk takes you to Berry Head nature reserve and the South West coastal footpath.

**£335,000 Freehold**

Shared steps leading up from Ranscombe Road.

### FRONT GARDEN

Super seating area to front with some sea views. White washed stone walls and wrought iron railings.

### ENTRANCE VESTIBULE

With painted wooden front door and built in coat hooks for hanging space. Half glazed inner door opens to:

### LOUNGE 12' 4" x 11' 1" (3.76m x 3.38m)

A most comfortable and cozy lounge with feature log burner with wooden mantel over, recess to side with wood display area and storage cupboard over. Sash window with pretty window seat to front enjoying a view over Brixham across the sea to the coastline beyond. Traditional style radiator.

**DINING ROOM 10' 10" x 9' 5" + recess (3.30m x 2.87m)** A good size dining room with staircase to the first floor and understairs cupboard. Built in original storage cupboards. Sash window to rear. Access to:

### KITCHEN 9' 11" x 6' 3" (3.02m x 1.90m)

Fitted with pale grey shaker style wall and base units with smart granite working surfaces and under mounted Belfast sink. Metro style tiled surrounds. Range style dual fuel cooker with cooker hood over. Freestanding fridge/freezer which is included in the sale. Window to rear courtyard. Vertical wall radiator. Step up to:

### UTILITY ROOM 8' 6" x 6' 2" (2.59m x 1.88m)

Fitted oak style units with granite working surfaces and inset Belfast sink. Integral dishwasher and freestanding washing machine included in the sale. Vertical radiator. Stable door opening to the rear courtyard garden.

### FIRST FLOOR

#### BEDROOM 12' 3" x 11' 1" (3.73m x 3.38m)

Sash window to front with super views out over Brixham to the sea and beyond. Built in cupboard. Traditional style radiator.

#### BATHROOM/W.C.

A luxury suite comprising free standing claw foot bath. Shower enclosure with mains overhead shower. Low level W.C. and pedestal washbasin. Heated towel rail. Cupboard housing Glo-Worm boiler. Extractor fan. Sash window.

### SECOND FLOOR

#### BEDROOM 11' 9" x 10' 10" (3.58m x 3.30m)

Dormer window to front enjoying fabulous views across the Marina to the Torquay coastline. Under eaves storage. Built in wardrobe/cupboard. Traditional style radiator. Door to:

#### EN SUITE SHOWER ROOM/W.C.

Comprising shower enclosure with fitted shower head, low level W.C. and pedestal wash basin. Extractor fan. Heated towel rail. Under eaves storage.

### REAR GARDEN

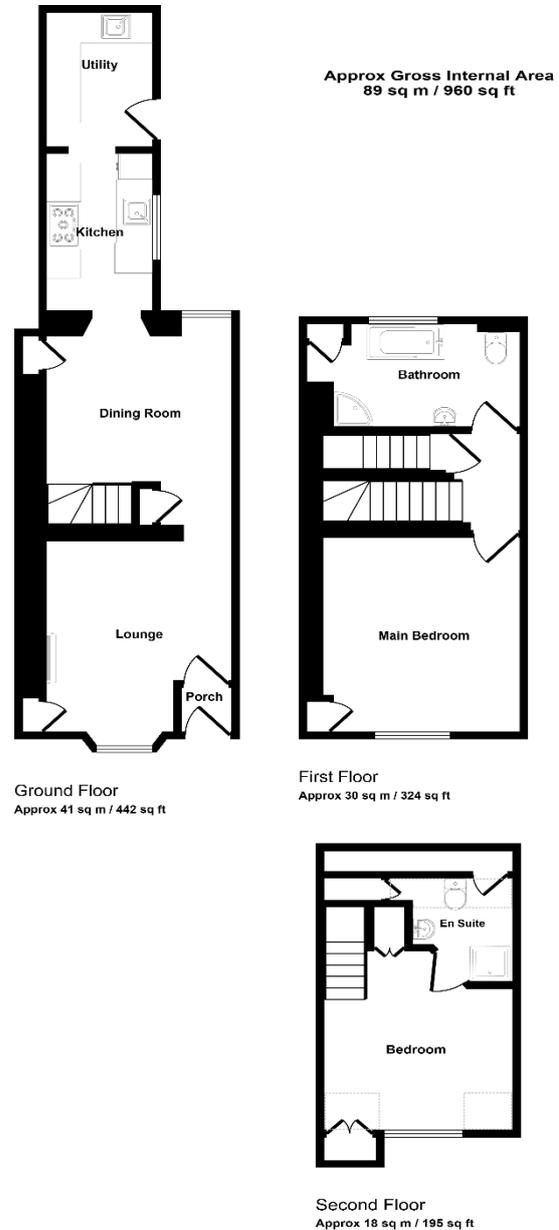
Pretty rear courtyard garden with white washed walls and gravel giving ample space for seating. Water Tap.

**COUNCIL TAX BAND: B**

**ENERGY RATING: N/A**

**NOTE:** The Ofcom website indicates that standard, superfast and ultrafast broadband is available, mobile phone coverage is showing limited and likely but please check with your provider.

**FURNISHINGS** Our vendor is happy to sell the furnishings etc if a purchaser wished to carry on with holiday lettings.



⊔ Denotes head height below 1.5m

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.

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