

Milton Street, Brixham, TQ5 0AR Freehold £279,950



- Superbly Presented Large Grade II Listed Cottage
- Almost Double Size Cottage, 3 Good Bedrooms
- Lounge, Kitchen/Diner & Library Sitting Room
- Character - Beams, Open Fire & Sash Windows
- Sunny Enclosed Rear Garden
- On Street Parking With Bus Service To Hand
- Situated For Easy Access In & Out Of Town
- Pubs & Shops Situated Within Walking Distance



A very appealing large almost double size 3 bedroom cottage, located at Higher Brixham perfectly situated for easy access in and out of the town. The property enjoys a good size rear garden which receives excellent sun throughout the day and is perfect for both entertaining and al fresco dining.

The property boasts much larger than average living rooms and has an additional useful garden/ utility room perfect for storing larger items such as bikes, roof boxes etc.

The accommodation flows beautifully from room to room and is ideal for a family, or those seeking to accommodate extended visiting family and friends. The cottage has a real good feel and is brimming with charm and character from its old world exposed beams, open fire, pot belly stove and sash windows.

The Harbour and Town Centre are approximately a mile away, with local shops nearer at St. Mary's Square at approximately 1/4 of a mile. The bus service immediately to hand serves all these areas and on to Kingswear for Dartmouth. There are many beautiful coastal walks within a mile radius.

Internal viewing is simply a must to appreciate all this property has to offer.

Wooden Door to...

**ENTRANCE
VESTIBULE**

Perfect for outdoor wear with ceramic tiling throughout. Glass window to lounge. Cupboard housing gas meter. Arch to...

**ENTRANCE
HALLWAY**

With tiled flooring throughout with light. Door to Garden Room/Utility (see later). Radiator. Cupboard housing fuse board. Square arch to...

INNER HALLWAY

Situated in the centre of the property. Understairs storage cupboard. Radiator. Arch to Dining Room (see later) and door to...

LOUNGE

16'1 x 14'9
(4.90m x 4.50m)

A great size room with lots of character and charm. Large open fireplace. Exposed beams. Large sash windows to the front. Radiator. 3 wall lights. Door to...

SITTING ROOM

26'1 x 9'5
(7.95m x 2.87m)

A fantastic versatile room with large window to the front. Fireplace with pot belly wood-burning stove. 2 radiators. 4 wall lights. Built-in shelving - perfect for a book and music collection. Double doors to...

KITCHEN

9'6 x 8'10
(2.90m x 2.69m)

A good size kitchen which is fitted with a range of built-in appliances. Chalk painted wall and base units with roll edge worktops. Ceramic tiled flooring. Window to the rear. With 1½ bowl sink with drainer. Washing machine,

dishwasher and tumble dryer - all fitted. Oven & 4-ring gas hob with stainless steel extractor over. LED lighting inset in a wooden clad ceiling. Arch to...

DINING ROOM

13'2 x 9'3
(4.01m x 2.82m)

Window to the rear and tiled flooring throughout. Recess cupboard. Further double cupboard housing new (2015) Glow Worm gas combi boiler. Wooden clad ceilings throughout (matching the Kitchen). This room is perfectly

situated for entertaining with views over the rear garden.

**GARDEN ROOM /
UTILITY**

Split into 2 large areas - a very useful room with window to the rear. Door to rear garden and skylight. Door to...

DOWNSTAIRS W.C.

Low level WC. Skylight.

**FIRST FLOOR
LANDING**

Spacious landing giving access to all upstairs rooms. Loft Hatch (Loft has been boarded and has good levels of insulation also).

BEDROOM 1

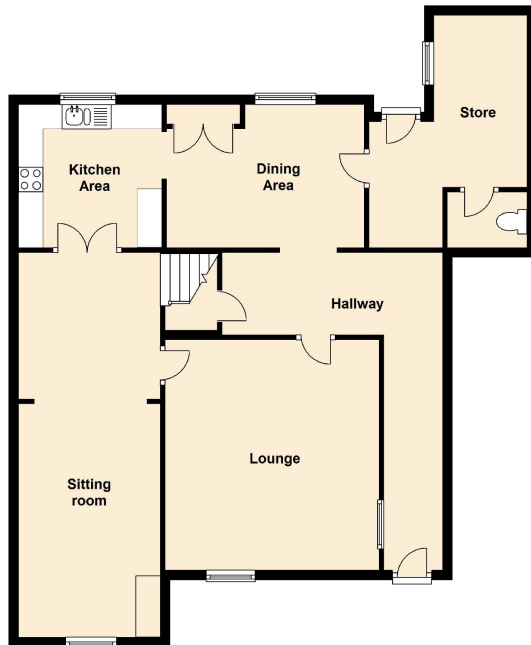
13'4 x 11'6
(4.06m x 3.51m)

Sash window to the front. Radiator. Dressing area with built-in shelving and double cupboard. Further single cupboard.

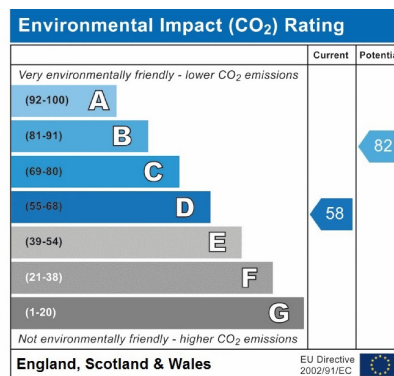
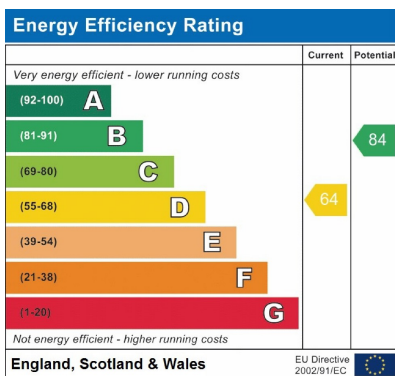
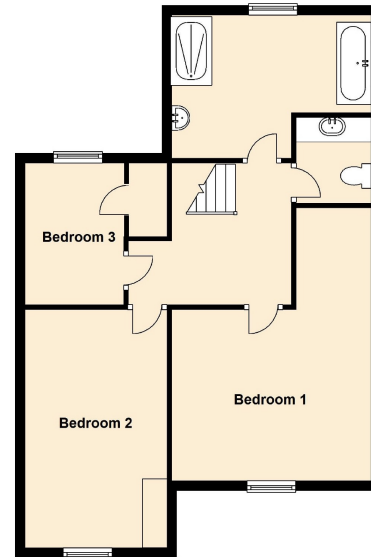


BEDROOM 2	15'10 x 10' (4.83m x 3.05m)	A great size second bedroom. Sash window to the front. Radiator. Some exposed painted beams.
BEDROOM 3	10'7 x 7'6 (3.23m x 2.29m)	(Excluding built-in wardrobes). Window to the rear. Radiator. A great size third bedroom.
BATHROOM	13'4 x 9'5 (4.06m x 2.87m)	A great size family bathroom beautifully finished with painted wood panelling and comprising of a double shower cubicle, spa bath, and sink set into vanity unit. Heated towel rail and radiator. Built-in double cupboard.
		Windows to the side and rear.
W.C.		Taking borrowed light from bathroom. Low level WC. Washbasin.
OUTSIDE		Front terrace finished with briquets and wrought iron railings providing access to front door.
REAR		A delightful rear garden finished with a large paved patio perfect for al fresco dining or entertaining, leading to a rockery and natural pond area beyond with a turfed lawn surrounded with various mature shrubs and bushes
		including a substantial Torbay palm. The rear is enclosed by an attractive stone wall running the boundary line and is a real sun trap requiring little maintenance.
COUNCIL TAX BAND D		
AGENTS NOTE		Please note there is an element of flying freehold over the door and entrance hallway to no 87 Milton Street.

Ground Floor



First Floor



Freehold Price £279,950

L J Boyce Map Reference - D5

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 the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

References to the Tenure of a 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 any distance to view.