

## King Street, Brixham, TQ5 9TH



Located only a matter of meters away from Brixham's picturesque harbour, this **THREE BEDROOM CHARACTER COTTAGE** offering character features and flexible accommodation in the heart of the town. The property is loosely arranged as a one-bedroom ground floor flat and two-bedroom upstairs maisonette. It could easily be used as a large single property and offers a wealth of space. The ground floor flat is a modern open plan arrangement with a kitchen / dining / living area to the front, this flows through to a useful utility area and connects the bedroom and separate shower room. Ascending the entrance stairs you arrive in the Maisonette, on the entrance level is a cosy lounge with feature stone wall, galley style kitchen with AEG appliances and well finished shower room with Upvc door accessing the roof terrace. On the top floor are two bedrooms. The outside area is split between a spacious roof terrace, and hidden garden area located on a higher terrace enjoying sea views and offering huge garden potential. Internal viewing is highly recommended.

### £375,000 Freehold

**ENTRANCE.** Character wooden front door opening into entrance hall. Inner door to ground floor flat and separate door to upstairs maisonette.

## **GROUND FLOOR FLAT**

**LOUNGE / KITCHEN / DINER 26' 11" x 10' 1" (8.20m x 3.07m).** Spacious room with large wooden sash window to front. Ample room for living and dining room furniture. Under stairs cupboard. Two radiators. **KITCHEN AREA.** Cream wall and base units with stone effect worktops and tiled splash backs. Stainless steel sink with drainer. Electric induction hob with cooker hood over and electric oven under. Space for fridge freezer.

**UTILITY ROOM 12' 4" x 7' 6" (3.76m x 2.28m).** Utility area with window to side. Open to Kitchen area. Worktop with washer / dryer under and space for further appliance.

**SHOWER ROOM 7' 3" x 6' 2" (2.21m x 1.88m).** Quadrant shower cubicle with rainfall shower head. Close coupled W.C. Pedestal wash basin. Heated towel rail. Skylight.

**BEDROOM 11' 2" x 8' 4" (3.40m x 2.54m).** Skylight. Radiator. Space for wardrobes.

**UPSTAIRS MAISONETTE – HALL.** Storage cupboard.

**KITCHEN 14' 10" x 6' 6" narrowing to 5' 6" (4.52m x 1.98m).** Cream shaker style wall and base units, granite effect worktops with tiled splash backs. AEG induction hob with cooker hood over and AEG double oven under. One and a quarter bowl stainless steel sink with drainer. Cupboard housing gas boiler. Washer dryer and fridge freezer are included in the sale. Radiator. Window to rear.

**LOUNGE 13' 2" x 9' 6" (4.01m x 2.89m).** Exposed stone wall with recess for T.V. Double glazed sash window to front. Radiator.

**SHOWER ROOM 8' 0" x 4' 8" (2.44m x 1.42m).** Shower cubicle with electric shower. Close coupled W.C. Pedestal basin. Heated towel rail. Tiled walls. Extractor fan. Upvc door to rear terrace.

## **TOP FLOOR – LANDING.**

**BEDROOM 1 13' 2" x 13' 1" (4.01m x 3.98m).** Double glazed sash window to front. Radiator. Ornate wooden fire surround.

**BEDROOM 2 11' 3" x 10' 6" at largest (3.43m x 3.20m).** Sash window to rear. Radiator. Ornate wooden fire surround.

## **OUTSIDE**

**ROOF TERRACE.** Roof terrace with non-slip surface. Ideal space for table and chairs. Outside tap and socket. Steps up to gate, accessing top terrace.

**GARDEN TOP TERRACE.** Cleared area offering a wealth of potential. This area enjoys open and sea views. Garden Shed.

**COUNCIL TAX BAND: C**

**ENERGY PERFORMANCE RATING: D**



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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