

Prospect Road, Brixham, TQ5 8HS Freehold £299,950



- Harbour Bowl Cottage with Sea Views
- 3 Good Size Bedrooms
- Lovely Large Lounge With Wood Burner
- Kitchen With A Separate Dining Room Off
- A Wide Plot On 2 Levels!
- Charming Secluded Garden
- Sea Views From Cottage & Gardens
- Perfect Central Location Near Harbour



This charming cottage truly is a one off and has some fantastic key ingredients in making this a really sought after central Harbour bowl home.

One of the oldest fisherman's cottages situated on Prospect Road the accommodation is arranged over only 2 floors and occupies a much wider plot compared to surrounding houses. In addition you also get a lovely very useable outside patio garden with direct access into the dining and kitchen areas making this a perfect spot for entertaining and al-fresco dining. This outside space is also very secluded due to some clever planting screening neighbouring properties and a secret garden feel with a peep hole view down to the marina and harbour reminding you of the close proximity to both!

Inside the cottage is brimming with character and charm with its exposed wooden beam, old doors, sash windows and wood burning stove perfect for those cold winter stormy evenings. All rooms enjoy good size proportions and a great flexibility with 3 bedrooms and 2 living spaces!

Internal viewing is a must to appreciate this fab cottage offered for sale for the first time in over two decades!

LIVING ROOM	3.96m x 5.18m (13'0" x 17'0")	A spacious living room with lots of character from the exposed wooden beams and old stone walls around the large wood burning stove. Sash window to front. Stairs to first floor with storage cupboard under.
KITCHEN	3.54m x 1.98m (11'7" x 6'6")	A light and bright kitchen with a range of white shaker wall and base units with space and plumbing for various under counter white goods. Space for cooker. Window to side aspect overlooking garden area. Access to.
DINING ROOM	3.42m x 2.73 (11'3" x 8'11")	A very light dual aspect room with a view across the garden and out to sea. A perfect space for families and entertaining alike with access to the rear garden. Door to...
REAR PORCH		A very useful porch perfect for outdoor wear and offering access to both the garden and back onto Prospect Road.
FIRST FLOOR LANDING		Access to all first floor rooms. Natural light from two windows to the rear aspect. Large airing cupboard housing gas combi boiler.
MASTER BEDROOM	3.42m x 3.65m (11'3" x 12'0")	Offering generous proportions and a dual aspect with windows overlooking the harbour and marina with the sea beyond this room will never fail to impress.
BEDROOM 2	3.04m x 2.69m (10'0" x 8'10")	A good size second double with sash window to the front aspect.



BEDROOM 3 2.42m x 1.89m
(7'11" x 6'2")

A very useful third single bedroom perfect for bunk beds etc. Sash window to front aspect.

BATHROOM 1.99m x 1.71m
(6'6" x 5'7")

A modern bathroom with a 3 piece white suite including bath with shower over, low level flush WC and wash hand basin.

Finished with matching wall and floor tiles. Window to side aspect enjoying the sea views.

OUTSIDE

A good size patio style garden is perfect for al fresco dining and has access to the hedge to the rear perfect for maintenance

and controlling the height to the desired level.

As a result this property enjoys a very secluded and private garden something which is so difficult to find in such a central

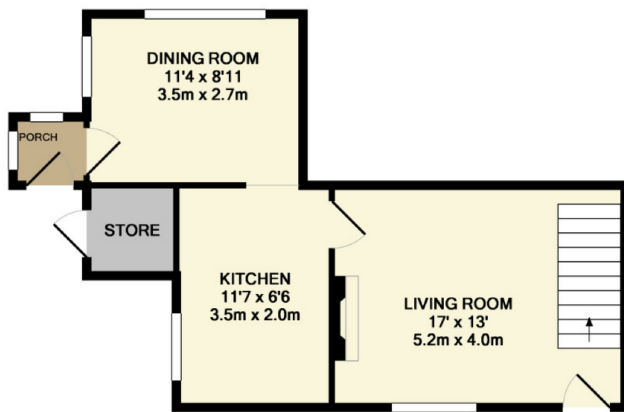
location with a sea view too! Access via wrought iron gate to Prospect Road.

**OUTSIDE
STORE**

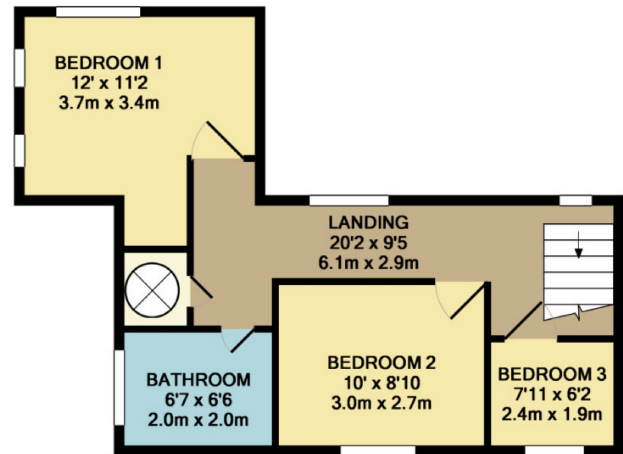
Formerly the old out house, with power, light and a water feed - ideal to use as a garden store or indeed a utility cupboard if reversed

with internal access.

**COUNCIL TAX
BAND: C**



GROUND FLOOR
APPROX. FLOOR
AREA 410 SQ.FT.
(38.1 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 376 SQ.FT.
(34.9 SQ.M.)

Freehold Price £299,950

L J Boyce Map Reference - E2

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.