



Old Road, Galampton, Brixham, TQ5 0NE



**£285,000 Freehold**

**“A well-presented, delightful cottage situated in highly sought after Galmpton village”**

Situated at Old Road, Galmpton, this beautiful **TWO BEDROOM COTTAGE** which is for sale with **no onward chain** occupies a wonderfully convenient and charming position in the very heart of Galmpton Village.

Perfectly suited to those seeking a character home with modern comforts, the property enjoys an enviable lifestyle location with village amenities, countryside and coastline all close at hand. The cottage is just a short, level walk from the popular Galleon Stores, ideal for everyday essentials, and the welcoming Manor Inn, a well-regarded village pub and restaurant. Families will appreciate the proximity to the highly regarded Galmpton Primary School, while older children benefit from access to the excellent Churston Grammar School. For boating enthusiasts and lovers of the outdoors, the scenic River Dart is close by, with the stunning coastline and local beaches lying within a mile.

The current owner has refurbished and updated the cottage to create a home that is both stylish and practical, while retaining its original charm. Modern upgrades include replacement kitchen and bathroom, double glazing throughout and gas-fired central heating, ensuring comfort and efficiency all year round.

An open entrance porch provides ample space for coats and shoes before leading into the inviting lounge. This well-proportioned room features two windows to the front aspect, allowing plenty of natural light, along with an attractive fireplace nook that adds character and warmth. From here, a staircase rises to the first floor, while a square opening connects seamlessly to the kitchen.

The kitchen is fitted with smart, pale grey units complemented by marble-effect work surfaces and an inset stainless steel sink and drainer. Integrated appliances include a fridge/freezer and washing machine, alongside a built-in electric oven with hob and cooker hood above. A double-glazed window and French doors open onto the enclosed rear seating area, finished with composite decking and enjoying a pleasant semi-rural outlook, an ideal spot for outdoor dining or relaxing.

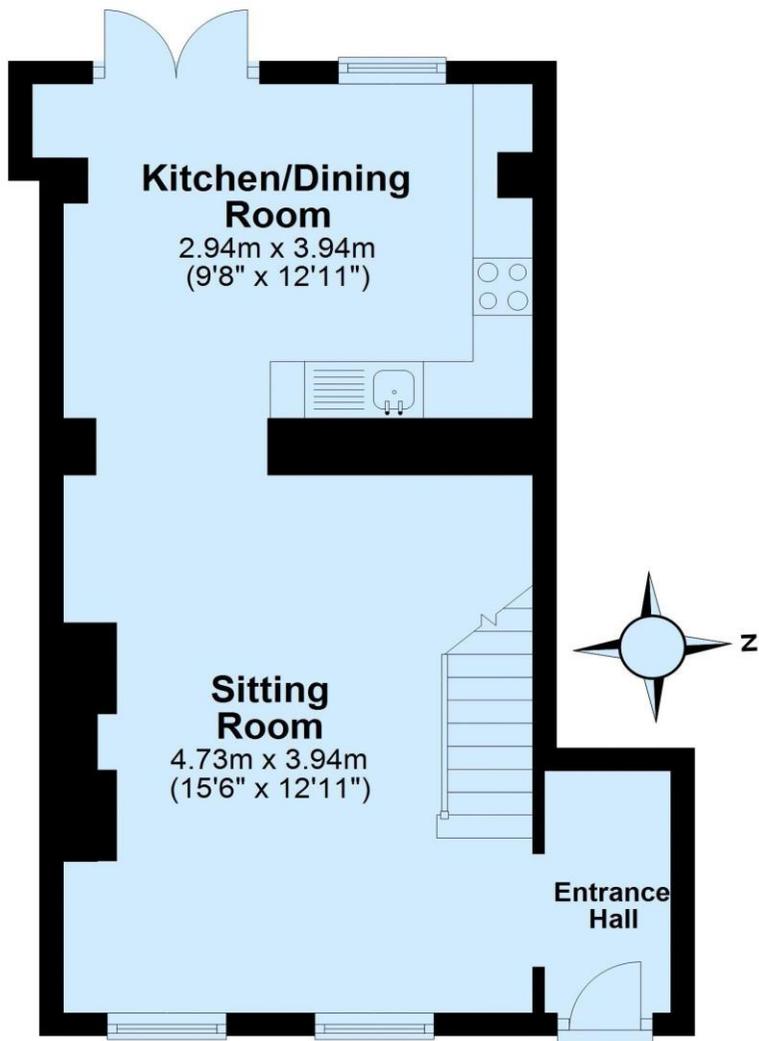
Upstairs, the first floor offers two comfortable bedrooms, one positioned to the front and the other to the rear. The front bedroom benefits from a wardrobe recess and a built-in cupboard housing the Ideal combi boiler. Completing the accommodation is a modern bathroom featuring a crisp white suite, including a bath with fitted shower and shower screen, pedestal wash basin and close-coupled W.C, with contemporary tiled surrounds.

This truly delightful cottage combines village charm, modern convenience and an outstanding location, making it an exceptional opportunity in one of South Devon's most desirable communities.



## Ground Floor

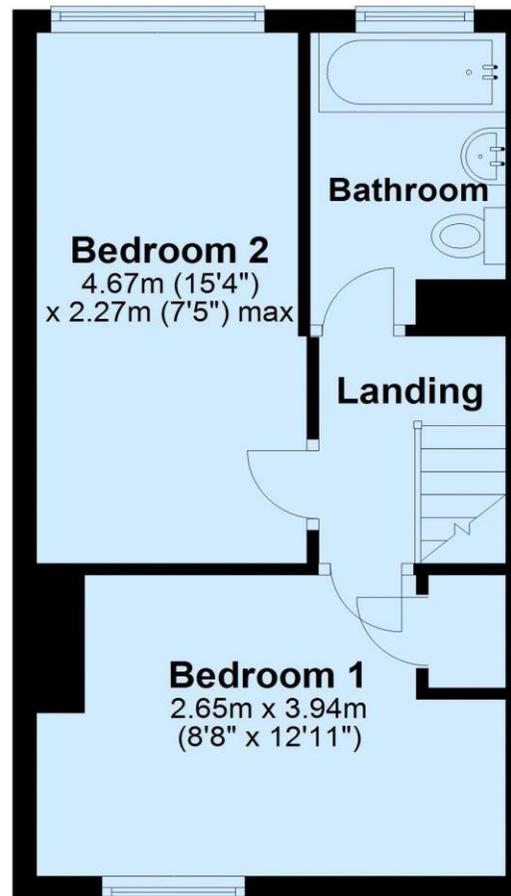
Approx. 34.8 sq. metres (374.9 sq. feet)



## 35 Old Road, Galmpton

## First Floor

Approx. 29.6 sq. metres (318.2 sq. feet)



Total area: approx. 64.4 sq. metres (693.1 sq. feet)



ENERGY PERFORMANCE RATING: C

COUNCIL TAX BAND: C

AGENTS NOTES: The Ofcom website indicates that standard, superfast and ultrafast broadband is available and that mobile performance is as follows: VODAPHONE 82% / EE 80% / THREE 73% / o2 70%. Please note The Cottage is noted to be in a high flood risk area.

#### VIEWINGS ARRANGEMENTS

Strictly by appointment through Eric Lloyd & Co

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**EricLloyd**  
&Co.

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