



Higher Street, Brixham, TQ5 8HL



£230,000 Freehold

Tucked away just moments from the picturesque harbour and vibrant town centre of Brixham, this charming **ONE BEDROOM END OF TERRACE COTTAGE** offers a rare opportunity to own a property full of character in one of the South Devon coast's most desirable locations. Combining traditional charm with thoughtful modernisation, this unique home is perfectly suited as a permanent residence, holiday retreat, or investment opportunity with **NO ONWARD CHAIN**.

As you approach the property, the attractive frontage and stable-style entrance door immediately hint at the cottage's individuality. Stepping inside, you are welcomed into a bright and inviting kitchen-diner. This thoughtfully arranged space benefits from excellent natural light, creating a warm and airy atmosphere. The kitchen is well equipped with a built-in cooker and hob, as well as space for an under-counter fridge and washing machine, making it both practical and efficient for everyday living.

Located downstairs on the lower floor is an impressive bathroom that is surprisingly spacious for a cottage of this style. It features a large walk-in shower, sink, and toilet, with ample room remaining should a future owner wish to install a bath. The generous proportions of this room make it both comfortable and versatile.

Heading upstairs from the kitchen area, the first floor reveals a well-proportioned bedroom. Once again, natural light fills the room, creating a pleasant and restful space that comfortably accommodates a double bed. A useful cupboard houses the hot water tank while still leaving space for additional storage.

Continuing up to the top floor, you will find a cosy yet bright living room that truly sets this property apart. This charming space enjoys panoramic views across the harbour and the surrounding town rooftops. From here, you can sit back and watch the activity of the harbour while enjoying the peaceful atmosphere that this elevated position provides.

Throughout the cottage, modern comforts have been carefully introduced while maintaining the home's original charm.

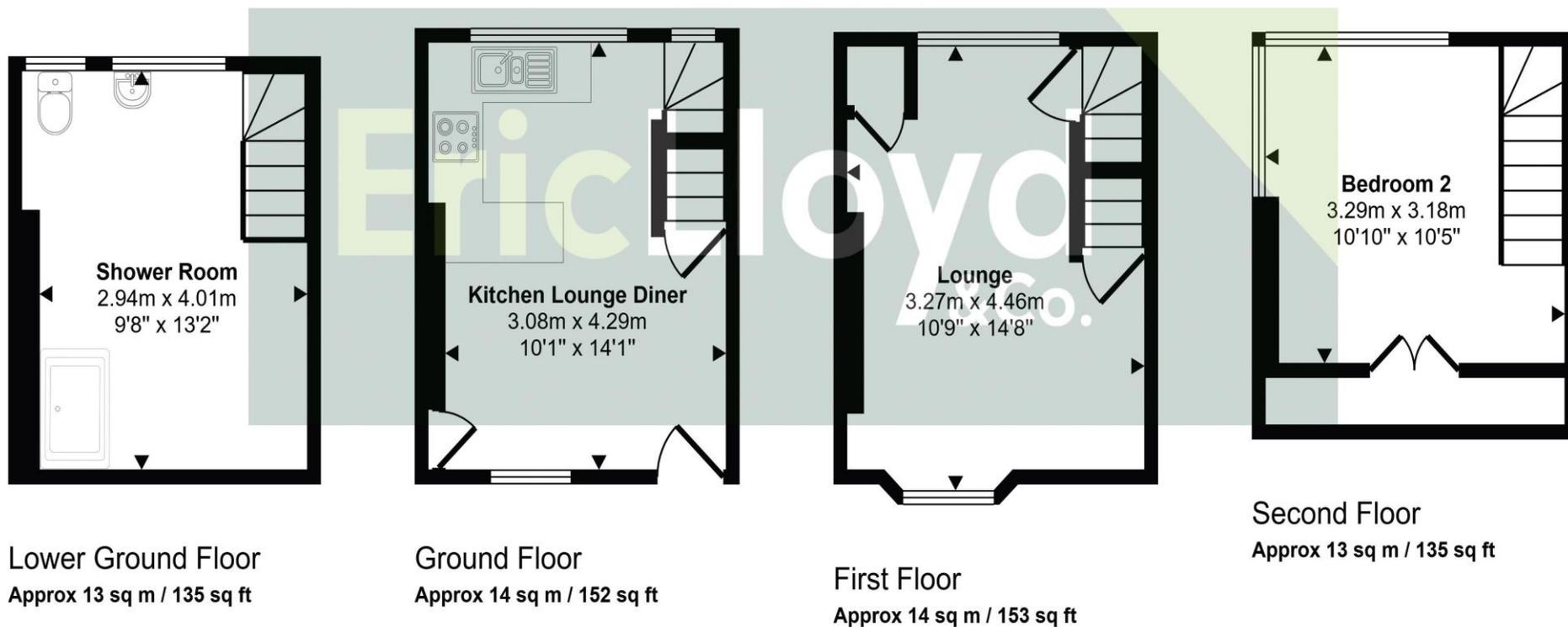
All windows are fitted with attractive wooden shutters and double glazing, helping to enhance both style and efficiency. Electric heaters are installed in each room, ensuring the property remains comfortable year-round.

Properties with this level of character, location, and outlook rarely become available. This delightful cottage offers something truly special and must be viewed to be fully appreciated.

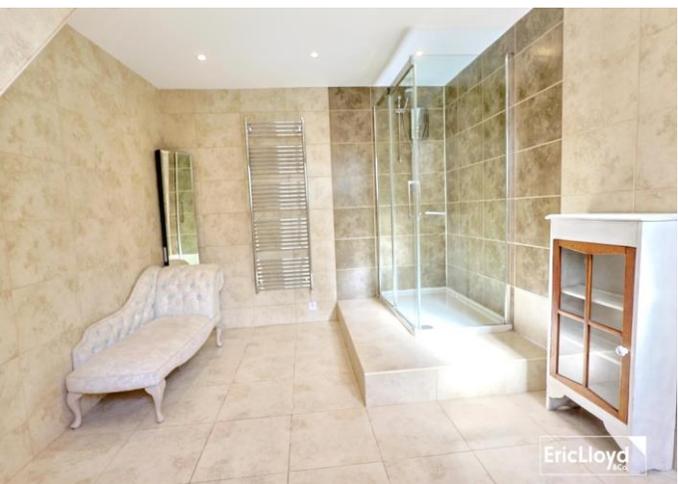
Anyone who steps inside is sure to be pleasantly surprised by the space, light, and views this unique home has to offer.



Approx Gross Internal Area
53 sq m / 574 sq ft



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.



ENERGY PERFORMANCE RATING: E

COUNCIL TAX BAND: A

AGENTS NOTES: The Ofcom website suggest that broadband and mobile coverage is available with various companies. No gas at the property.

VIEWINGS ARRANGEMENTS

Strictly by appointment through Eric Lloyd & Co

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