

## Mount Road, Brixham, TQ5 9SA



If ever a glance from the road gave no indication of what lies behind the front, this **THREE BEDROOM LINKED HOUSE** is a classic example. The house boasts outstanding harbour and sea views, has accommodation arranged over three levels plus its own garage accessed from the back. In recent times the kitchen and shower room have been re-fitted but there is still scope to re-fresh the main accommodation. The views are a particular feature of this property. It is set on the hillside on the southern flank of the harbour with views down into the bustling harbour scene below extending beyond to the sea and coastline of Tor Bay. The lounge boasts a full width patio window opening onto a balcony for the very best views. The town centre itself is easily accessed via nearby Cavern Steps leading directly into Fore Street. To the front is a paved sun trap garden. There is gas fired central heating and double glazing. Be amazed and arrange a viewing!

**£365,000**

## ENTRANCE LEVEL

**ENTRANCE LOBBY.** Double glazed front door.

**CLOAKROOM/W.C.** Part tiled. Corner basin and corner W.C. **HALL** Hall cupboard.

**LOUNGE 16' 4" plus recess x 11' 9" (4.97m x**

**3.58m)** Marble faced fire surround and hearth with inset living flame fire. Triple width patio window with sea and harbour views opens to: **BALCONY 12' 0" x 3' 4" (3.65m x 1.02m)** Harbour and sea views.

**KITCHEN/DINING ROOM 13' 7" x 12' 0" (4.14m x**

**3.65m) overall.** Picture window to the front. Fitted with a range of gloss white wall and base units with marble effect work tops and marble effect wall tiling. White enamel sink. Space for range cooker with canopy over. Space for "American" style fridge freezer. Further appliance recess. Breakfast bar.

**LOWER FLOOR - LOWER HALL** Door to garage.

**BEDROOM 3 14' 10" x 10' 2" reducing to 6'5"**

**(4.52m x 3.10m)** Sea view.

## FIRST FLOOR

**LANDING** Sea view. Loft hatch. Linen cupboard.

**BEDROOM 1 11' 7" plus depth of wardrobes x 10' 0" (3.53m x 3.05m)**

Full width picture window with sea and harbour views. Built in twin double wardrobes.

**BEDROOM 2 9' 9" plus depth of wardrobe x 9' 6"**

**(2.97m x 2.89m)** Fitted triple width mirror fronted wardrobes.

**SHOWER ROOM/W.C.** Tiled walls. Striking black edged walk in shower and complimenting basin in wash stand. Close coupled W.C. Heated towel radiator.

## OUTSIDE

**GARAGE 20' 0" x 7' 7" (6.09m x 2.31m)**

Approached over the shared rear driveway and courtyard. Electric roller door. Wall mounted gas boiler. Power and light. Door to **WALK IN STORE**.

**GARDEN.** Steps down from Mount Road lead down to paved **FRONT GARDEN** with edge borders and shrubs.

**EPC RATING D**

**COUNCIL TAX BAND C**

**BROADBAND AND MOBILE.** The Ofcom website indicates that Ultrafast broadband is available in this area but some mobile coverage might be limited.



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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