



Montrose, South Furzeham Road, Brixham, TQ5 8JE



## £315,000 Freehold



A wonderful and characterful **FOUR BEDROOM/TWO RECEPTION** family home arranged over four floors, offering spacious and flexible accommodation together with delightful views across the town.

Positioned in a popular residential area of Brixham, the property enjoys a sunny southerly aspect to the rear, allowing both the house and garden to benefit from excellent natural light throughout the day. From the rear elevations there are attractive open views across the town, with the striking tower of All Saints Church providing an appealing focal point in the foreground. The house retains a warm and welcoming feel, with a layout that suits modern family living while still reflecting the charm and character of the property.

At entry level there is a comfortable lounge situated to the rear of the home. This room enjoys a bay window with storage below that frames the pleasant outlook across the town, creating a bright and relaxing living space. A fireplace recess with an electric 'stove' style fire forms a cosy focal point, adding to the character and atmosphere of the room. Also on this floor is a particularly impressive family bathroom. Generous in size, it features a beautiful freestanding bath which creates a stylish centrepiece. In addition, there is a separate shower cubicle, low-level W.C and washbasin, providing both practicality and a touch of luxury. Moving down to the lower ground floor reveals further versatile living space. A snug sitting room offers an ideal secondary reception area that could be used as a family room, reading room, or television lounge. Alongside this is a good-sized kitchen/dining room which forms the heart of the home. The room has a window and door opening out to the rear garden, allowing easy access to outdoor space and making it ideal for family meals or entertaining.

The kitchen is fitted with an ample range of cupboards complemented by wood-effect worktops and a stainless steel sink. Integrated appliances include a built-in oven and grill together with a four-burner gas hob and cooker hood above. There is also space for a washing machine, while a 'Samsung' American-style fridge/freezer is included in the sale. A wall-mounted Glow-worm boiler supplies the property's hot water and central heating. A useful shelved recess provides additional storage, and a staircase leads back up to the entrance level hallway.

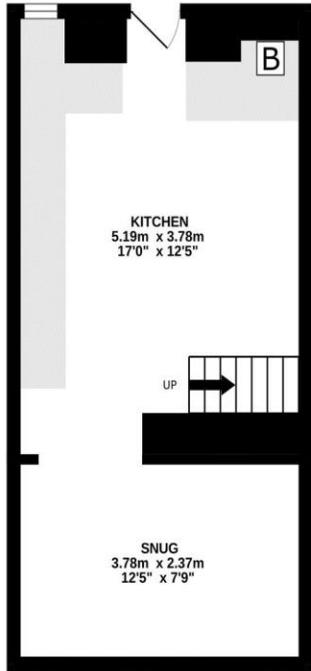
The first floor offers two double bedrooms. The rear bedroom is particularly attractive, featuring fitted mirrored wardrobes along one wall and twin windows that open onto a balcony. From here there are lovely views across the town, again taking in the distinctive presence of All Saints Church and the surrounding rooftops.

The second floor completes the accommodation with two attic bedrooms. Each room benefits from additional Velux windows, allowing plenty of natural light and further enjoying the elevated outlook across Brixham with some sea peeps. This floor also includes a shower room with a double shower enclosure and W.C, providing useful facilities for family members or guests again with some sea peeps.

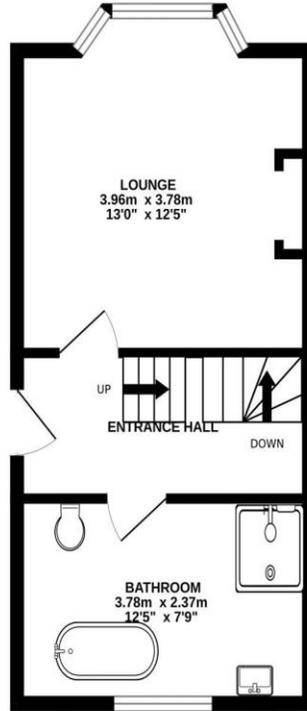
Outside, the property has a level rear garden that enjoys the same sunny southerly aspect as the house. The garden offers a pleasant outdoor space for relaxation, gardening or family activities, and its level layout makes it particularly practical. Overall, this is a charming and spacious home offering character, flexible accommodation over four floors, attractive views and a sunny garden, all within easy reach of the amenities and harbour of Brixham.



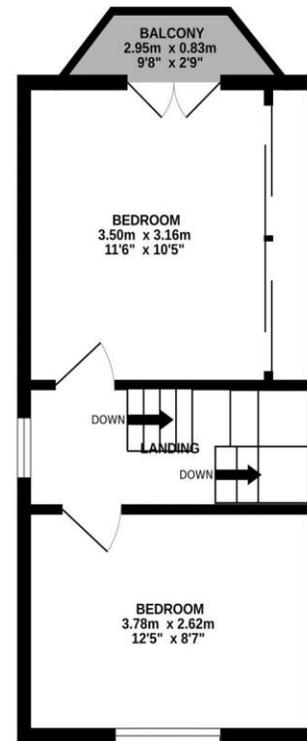
GROUND FLOOR  
26.6 sq.m. (287 sq.ft.) approx.



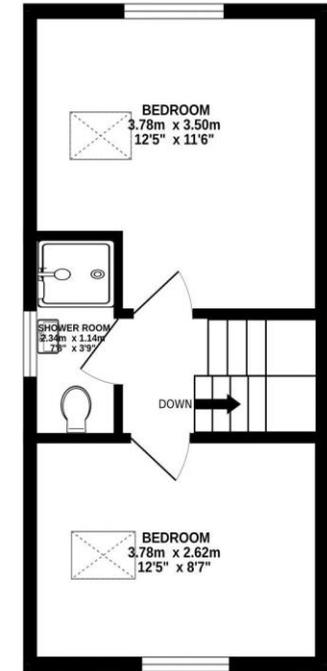
ENTRANCE FLOOR  
29.4 sq.m. (316 sq.ft.) approx.



1ST FLOOR  
28.6 sq.m. (307 sq.ft.) approx.



2ND FLOOR  
28.6 sq.m. (307 sq.ft.) approx.



TOTAL FLOOR AREA : 113.1 sq.m. (1218 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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ENERGY PERFORMANCE RATING: D

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%

#### VIEWINGS ARRANGEMENTS

Strictly by appointment through Eric Lloyd & Co

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&Co.

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