



WILLIAMS HEDGE

estate agents



Windmill Hill, Brixham

£130,000

Open plan lounge/Kitchen | Utility | Two bedrooms | Loft room | Bathroom | WC | Chain free



Brixham Harbour

5 Windmill Hill, Brixham, TQ5 9DR

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A tucked away cottage situated close to Brixham town centre. Charming, characterful accommodation comprising, open plan lounge/kitchen and utility. Two bedrooms, loft room, bathroom and separate WC. Within walking distance to the picturesque Brixham harbour and the bustling town centre. No upward chain. Viewing highly recommended.

The Accommodation Comprises

Timber door into open plan lounge/kitchen

OPEN PLAN LOUNGE/KITCHEN - 5.89m x 3.48m (19'4" x 11'5")

LOUNGE Wood flooring, uPVC double glazed window to front aspect, radiator, ceiling light point, fireplace with timber mantle, stone hearth.

KITCHEN Matching wall base and drawer units, square edged wooden solid worktops, continuation of wood flooring, directional ceiling spots, porcelain sink and mono block mixer taps, under stairs storage stairs to first floor space. Archway to

UTILITY - 1.78m x 1.32m (5'10" x 4'4") Tile floor, worktop, directional ceiling spots, uPVC double glazed door to small outside space.

FIRST FLOOR LANDING - 3.15m x 1.42m (10'4" x 4'8") Ceiling light point, doors to bedrooms and bathroom storage cupboard, stairs to second floor.

BEDROOM ONE - 3.3m x 2.54m (10'10" x 8'4") Double bedroom, ceiling light point, uPVC double glazed window to front, radiator, telephone point.

BATHROOM - 1.68m x 1.45m (5'6" x 4'9") Panelled bath, ceiling light point, pedestal hand wash basin, mixer taps, tile effect vinyl flooring, electric shower, part tiled wall.

BEDROOM TWO - 2.01m x 2.03m (6'7" x 6'8") Ceiling light point, radiator, ceiling light point.

WC - 1.17m x 0.99m (3'10" x 3'3") Wall hung hand wash basin, WC, uPVC double glazed window, low level WC, ceiling light point, tile effect vinyl flooring.

LOFT ROOM - 3.76m x 3.18m (12'4" x 10'5") Radiator, uPVC double glazed window to front, ceiling light point, storage in eaves, TV point.

Age: (unverified)	Postcode: TQ5 9DR
Current Council Tax Band: A	Stamp Duty: * £0 at asking price
EPC Rating: D	Gas meter position:
Electric meter position:	Water:
Boiler positioned:	Rear Garden Facing:
Loft:	Square foot: approx. 592sqft
Total Floor Area: approx. 55 square meters	

This information is given to assist and applicants are requested to verify as fact.

*Based on current asking price. Please note that if you already own another property these stamp duty figures may vary.



Zoopla!

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