



12 Milton Street, Brixham, TQ5 0BX  
Freehold House  
£225,000

**boyce**brixham  
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Nestled in the heart of St Mary's Square, this delightful character cottage is believed to date back around 300 years and perfectly blends period charm with modern-day comfort. Recently refurbished throughout to a high standard, the property retains many of its original features while benefiting from stylish contemporary upgrades, creating a home that is both welcoming and practical.

Conveniently positioned just moments from local shops, a popular pub, takeaway, and regular bus services, the property enjoys an enviable location. Brixham's bustling harbour, waterfront, and town centre amenities are approximately a 15-minute stroll away.

The accommodation begins with a spacious entrance porch, providing a useful welcome space before leading through to the impressive lounge/dining room. This generous living area is full of character, featuring dramatic exposed stone walls and a magnificent original stone fireplace that forms a striking focal point. To the rear, the newly fitted kitchen has been thoughtfully designed to offer both style and functionality. Bright and airy throughout, it provides ample cupboard and worktop space and comes complete with a brand-new fridge/freezer, electric oven with inset hob, and slimline dishwasher. The kitchen also houses the new Glowworm gas boiler.

The first floor hosts a spacious principal bedroom, flooded with natural light and complemented by a large walk-in wardrobe. Also on this floor is a well-appointed family bathroom fitted with a fresh white suite. On the second floor are two further bedrooms, including a particularly generous double room with built-in wardrobe space and an attractive open outlook. The third bedroom offers excellent versatility and would make an ideal home office, hobby room, or occasional guest room.

Outside, the private rear garden has been designed for ease of maintenance, laid with artificial grass and enjoying a sunny aspect. It provides the perfect space for summer barbecues, outdoor entertaining, or simply relaxing in the sunshine.

Offered for sale with no onward chain, benefiting from gas central heating and notably not being a listed property, this charming cottage presents a rare opportunity to acquire a beautifully updated period home in one of Brixham's most convenient and sought-after locations. Please note that the property does not have allocated parking; however, a variety of parking options are available nearby, which we would be pleased to discuss during your viewing.

**Council Tax Band: B**



- Three-Bedroom Cottage
- Brand New Kitchen w/ Appliances
- Offered With No Onward Chain

- Convenient St Marys Location
- Sunny & Private Rear Garden
- Freehold / Council Tax Band B

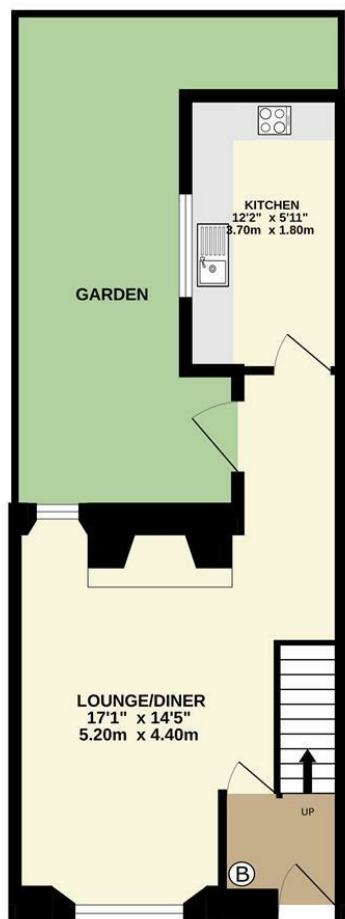


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GROUND FLOOR  
340 sq.ft. (31.6 sq.m.) approx.



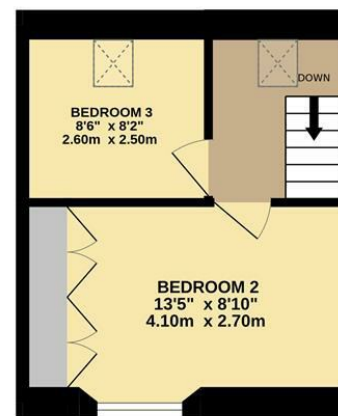
TOTAL FLOOR AREA : 828 sq.ft. (76.9 sq.m.) approx.

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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1ST FLOOR  
246 sq.ft. (22.9 sq.m.) approx.



2ND FLOOR  
241 sq.ft. (22.4 sq.m.) approx.



Current EPC Rating: D

Energy Efficiency Rating		Current	Potential
Most energy efficient - lower running costs			
(92-100) A			86
(81-91) B			
(69-80) C			
(55-68) D		61	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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Please note floorplans are to be used as a guide only. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of the property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from their solicitor. You are advised to check the availability of this property before travelling distance to view.

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