



121 Milton Street, Brixham, Devon, TQ5 0AS  
Freehold House - End Terrace  
Offers Over £199,950

**boyce**brixham  
email [property@ljboyce.co.uk](mailto:property@ljboyce.co.uk) call 01803 852736

Situated in the sought-after area of Higher Brixham, this delightful period cottage offers bright, generously proportioned interiors brimming with character. Just over a mile from Brixham's picturesque harbour and vibrant town centre—with a convenient bus service nearby—the property also benefits from local amenities at St. Mary's Square, only half a mile away. Its location offers straightforward access in and out of Brixham and is ideally placed for visits to the scenic River Dart, Kingswear, and Dartmouth.

The cottage strikes a perfect balance between living space and bedroom accommodation. The open-plan living room is filled with natural light, creating a welcoming and airy atmosphere. It's a spacious area, complete with a designated dining section, which flows seamlessly into a modern kitchen. The kitchen features ample fitted units and worktops.

The neutral, contemporary shower room—fitted with a white suite—is conveniently located off the kitchen. A hallway between the living and kitchen areas houses a combination boiler and practical shelving. At the rear of the property, you'll find a versatile studio/garden room that includes a utility area with plumbing for both a washing machine and tumble dryer. This additional space can easily serve as a home office, dining room, or playroom.

The rear garden is a private and tranquil retreat, perfect for outdoor dining and relaxing in the sun. It enjoys excellent sunlight and a peaceful ambience. There's also a useful storage area beneath the studio/garden room.

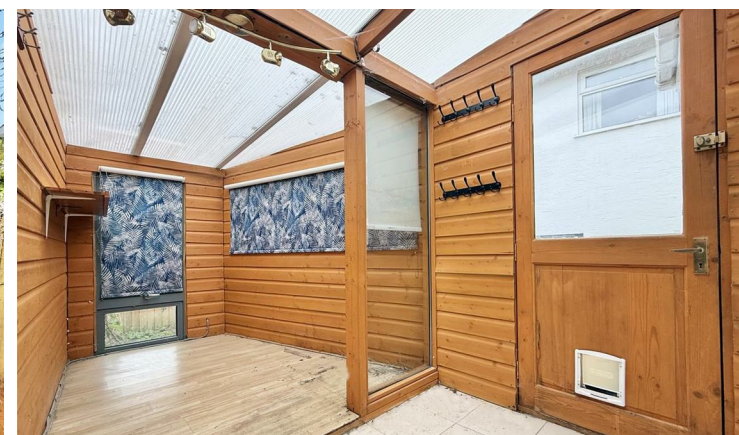
We are pleased to offer this lovely cottage to market, Freehold, with NO ONWARD CHAIN.

**Council Tax Band: B**



- Open Plan Living Accommodation
- Separate Utility Space
- Downstairs Shower Room
- Offered With No Chain

- Timber Studio/Garden Room
- Two Double Bedrooms
- Lovely Countryside Views
- Great First Time Buy/Investment



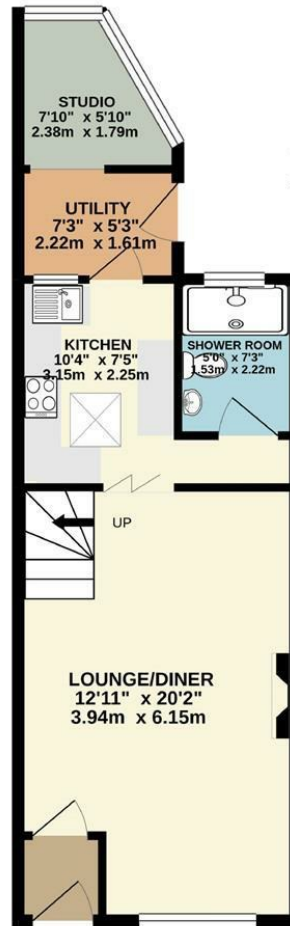
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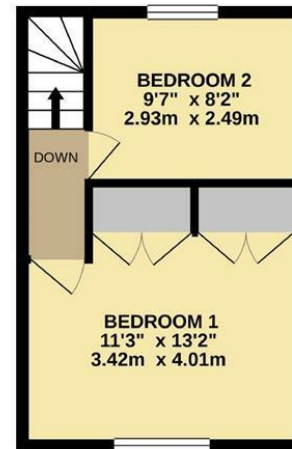
GROUND FLOOR  
464 sq.ft. (43.1 sq.m.) approx.



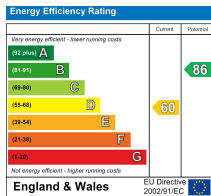
TOTAL FLOOR AREA : 725 sq.ft. (67.4 sq.m.) approx.

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  
261 sq.ft. (24.2 sq.m.) approx.



Current EPC Rating: D



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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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