

**SAMPLE  
MILLS**



Mount Pleasant Road  
Brixham  
Devon

**£1,050**

PCM





Mount Pleasant Road, Brixham,  
Devon

**£1,050 pcm**

A Fisherman's Cottage situated just off the town centre of Brixham providing easy access for all local facilities.

The property has been renovated and has many characterful features.

The accommodation internally comprises entrance hallway with open plan lounge/diner with built-in log burner, galley style kitchen with lots of base units and wooden worktop surface areas. The first floor has a bathroom and main bedroom that looks over the front. The second floor has 2 further bedrooms.

The property also benefits from a small rear courtyard style garden, uPVC double glazing and gas central heating.





## GROUND FLOOR

uPVC double glazed door to:

### Entrance Hallway

Wooden panelling to floor. Resign flooring. Exposed brickwork. Open planned arch:

### Lounge – 3.37m x 3.15m (11'1" x 10'4")

Cottage style wooden shutters to front aspect. Recessed area. Exposed stone wall. Recessed area with shelving. Fitted log burner with slate hearth. Wooden flooring. Double panelled radiator. Wooden panelling to half wall. Exposed wall. Resign flooring to:

### Dining Room – 5.22m x 4.16m (17'2" x 13'8")

Cottage style shutters to rear. uPVC double glazed window. Double panelled radiator. Recessed area with exposed wall and shelving. Wooden panelling to ceiling. Understairs storage. Staircase to landing. Step up to:

### Kitchen – 4.14m x 1.88m (13'7" x 8'2")

A range of fitted base units with wooden worktop surface areas. Space for fridge/freezer. uPVC double glazed windows to the rear. uPVC double glazed door to the rear. Tiled floor. Concealed lighting. Circular light. Extractor fan. Plumbing for washing machine. Built-in dishwasher.

Staircase with wooden balustrade to:

## FIRST FLOOR LANDING

uPVC double glazed window to the rear. Feature window. Circular light. Smoke detector. Door off to:

### Bathroom – 2.62m x 2.28m (8'7" x 7'6")

Tiled shower cubicle, shower, sliding door, prospective panelling and chrome shower. Concealed lighting. Low level w/c. Wash-hand basin. Tiled walls. Obscure glazed window. Tiled floor. Chrome fitted ladder radiator. Door off to:

### Bedroom 1 – 3.58m x 3.36m (11'9" x 11'0")

Feature window with views over. Storage cupboard with shelving. uPVC cross beaded double glazed window looking over the front looking over towards Brixham and the surrounding area. Double panelled radiator. Recessed area. Exposed stone wall. Wooden flooring. Circular light. Staircase to:

## SECOND FLOOR LANDING

Smoke detector. Access off to:

### Bedroom 2 – 4.18m x 2.88m (13'9" x 9'5")

Facing the front. uPVC double glazed window. Double panelled radiator. Exposed beam to ceiling. Exposed wall. Recessed area. Views over the surrounding area. Fisherman's safe. Port window.

### Bedroom 3 – 4.18m x 3.14m (13'9" x 10'4")

uPVC double glazed window looking over the quarry. Double panelled radiator. Exposed beams.

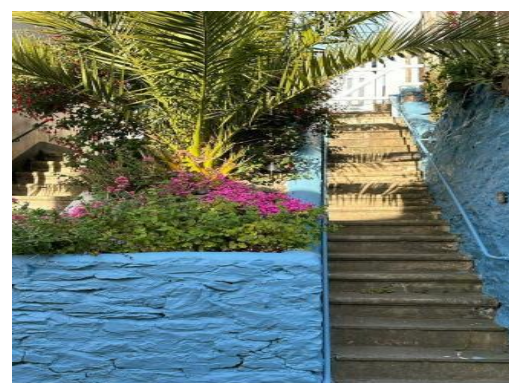
## OUTSIDE

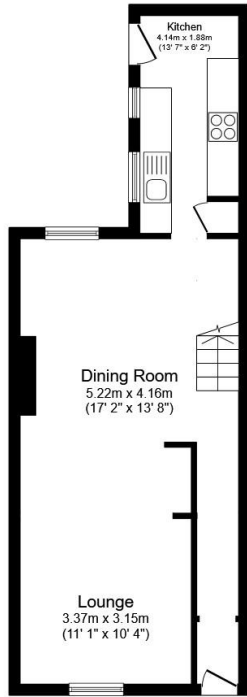
The property benefits from a small rear courtyard style garden laid to timber decking.

## AGENTS NOTE

Council Tax Band: 'B'

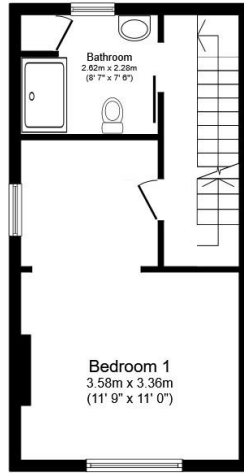
EPC Rating: 'D'





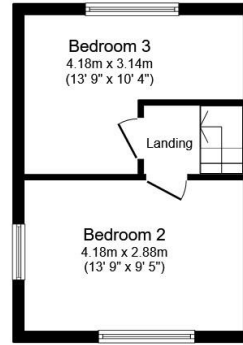
**Ground Floor**

Floor area 43.2 sq.m. (465 sq.ft.)



**First Floor**

Floor area 35.2 sq.m. (379 sq.ft.)



**Second Floor**

Floor area 25.2 sq.m. (271 sq.ft.)

**TOTAL: 103.6 sq.m. (1,115 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		85   B
69-80	C		
55-68	D	58   D	
39-54	E		
21-38	F		
1-20	G		

**IMPORTANT:** we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.