



New Road | Brixham | TQ5 8BZ

Offers Over £200,000

A substantially sized two bedroom first floor apartment located just a stones throw from Brixham harbour. The property itself offers a vast amount of space and comprises of a welcoming entrance hallway, a large and light filled lounge/diner, a modern kitchen, two double bedrooms, a shower room, two craft rooms/studies etc, a further shower room, double garage, picturesque communal gardens and allocated parking. The property is in an ideal spot being just a short and level walk from Brixham harbour, an array of local shops, bus links, schools, dentists and much more. The property is being offered with no onward chain!

- NO CHAIN!
- TWO DOUBLE BEDROOMS
- DOUBLE GARAGE AND PARKING
- SHORT, LEVEL WALK TO BRIXHAM HARBOUR
- COMMUNAL GARDENS
- TWO OFFICES/CRAFT ROOMS

A wooden fire safety front door opening into a welcoming entrance hallway with doors leading to the adjoining rooms, a deep airing cupboard housing the hot water tank with fitted shelving and smoke alarm.

LOUNGE - 5.04m x 4.4m (16'6" x 14'5") An incredibly large and light filled lounge/diner boasting space for an abundance of furniture. A feature electric fireplace, overhead and wall mounted lighting, coving, a uPVC double glazed window with an open outlook and two electric radiators.

KITCHEN - 2.85m x 2.33m (9'4" x 7'7") A spacious galley style kitchen comprising a range of overhead, base and drawer white high gloss units with roll edged work surfaces above. A 1 bowl stainless steel sink and drainer unit, an electric oven with grill integrated and a four ring induction hob with extractor hood above. Space for an under counter fridge and freezer, Complimentary tile backsplash and a uPVC double glazed window overlooking the front aspect of the property.

BEDROOM ONE - 4.43m x 3.32m (14'6" x 10'10") An exceptionally sized master bedroom offering space for a vast amount of furniture. Mirror fronted built in wardrobes, uPVC double glazed windows overlooking the picturesque communal rear gardens and stream, as well as an electric radiator.

BEDROOM TWO - 3.38m x 3.1m (11'1" x 10'2") A further generously sized double bedroom with further built in wardrobes again overlooking the well-manicured communal gardens and an electric radiator.

Address 'Broadreeds, 122, New Road,
Brixham, TQ5 8BZ

Tenure 'Leasehold'

Council Tax Band 'C'

EPC Rating '71 | C'

Contact Details

26 Hyde Road
Paignton
Torbay
TQ4 5BY

www.taylorsestates.co.uk

info@taylorsestates.co.uk
01803 663561



SHOWER ROOM A sizeable shower room boasting a three piece suite of a low level flush WC, a vanity wash hand basin with fitted storage below and above as well as work surfaces either side and a double walk in shower unit. Extractor fan and overhead lighting.

CRAFT ROOM - 2.69m x 2.93m (8'9" x 9'7") A brilliantly sized craft room located on the ground floor of the premises perfect as a hobby room/study etc. uPVC double glazed windows overlooking the gardens.

OFFICE - 4.39m x 3.3m (14'4" x 10'9") A further room again located on the ground floor of the premises again an ideal office/study etc. uPVC double glazed window overlooking the gardens.

SHOWER ROOM A low level flush WC, a wall mounted wash hand basin and a shower cubicle.

GARAGE - 5.26m x 4.44m (17'3" x 14'6") A large double garage with a metal up and over door, space for an abundance of storage, overhead lighting and electrical points. Door leading into the study.

OUTSIDE Beautifully kept communal gardens that are predominantly laid to lawn with a variety of mature plants, shrubs and hedges as well as a tranquil stream running through.

PARKING Allocated parking for a vehicle.

MATERIAL INFORMATION Tenure: Leasehold.
Length Of Lease Remaining: 111 years remaining.
Service Charge: £1,400 per year. Ground Rent: £12.00 per year.

Agents Note: These details are meant as a guide only. Any mention of planning permission, loft rooms, extensions etc, does not imply they have all the necessary consents, building control etc. Photographs, measurements, floorplans are also for guidance only and are not necessarily to scale or indicative of size or items included in the sale. Commentary regarding length of lease, maintenance charges etc is based on information supplied to us and may have changed. We recommend you make your own enquiries via your legal representative over any matters that concern you prior to agreeing to purchase.