



12 Dalverton Court

Blackball Lane, Brixham, Devon TQ5 8AY

THE
coastal
HOUSE | ESTATE AGENTS

12 Dalverton Court

£282,500

Stunning 2nd floor two bed waterfront apartment with panoramic sea and marina views

Enjoy watching the boats moored in the bay or the views out to sea from this well presented two bed second floor apartment with full width balcony. A spacious lounge/diner provides ample entertaining space whilst benefitting from the superb views. With separate kitchen, two double bedrooms, family bathroom, secure parking and two communal patios this is an ideal bolt hole by the sea. The picturesque fishing town of Brixham is a short level walk away where you can explore the myriad of shops, boutiques, cafes and restaurants or wander along the South West Coastal Path.

- Magnificent bay views
- Spacious lounge/diner with balcony
- Two double bedrooms
- Communal patios with stunning views
- Allocated secure garage parking
- Close to Brixham Yacht Club, fish market, local amenities and coastal path





Accessed via stairs to the second floor, the apartment benefits from its own part glazed front door which opens into:

HALLWAY with carpet, spotlights, electric storage heater and airing cupboard with hot water cylinder and shelving. Doors open to:

LOUNGE/DINER with BALCONY

The large double glazed picture windows afford stunning views of the bay from this spacious **LOUNGE/DINER** with a double glazed patio door opening out onto the **BALCONY** ideal for al fresco dining. Carpet, pendant light fitting, coving, fitted shelving, electric storage heater and two electric wall heaters. Door to:

KITCHEN

Comprises fitted wall and base units, worktop with inset stainless steel 1^{3/4} bowl sink and drainer, and integrated fridge/freezer. Space for washing machine, dishwasher and cooker. Laminate flooring, tiled walls, concealed lighting under the wall units and ceiling light.

MASTER BEDROOM

Good sized double bedroom with fitted wardrobes, storage heater, spotlights and carpet. Double glazed window.

BEDROOM 2

Double bedroom with fitted wardrobes, carpet, storage heater, pendant light fitting and double glazed window.

BATHROOM

Family sized **BATHROOM** comprising bath, separate shower cubicle with electric shower, inset wash hand basin with cupboards under and over with mirror and spotlights. Low level inset w.c.. Tiled walls, laminate flooring, extractor fan and ceiling light.

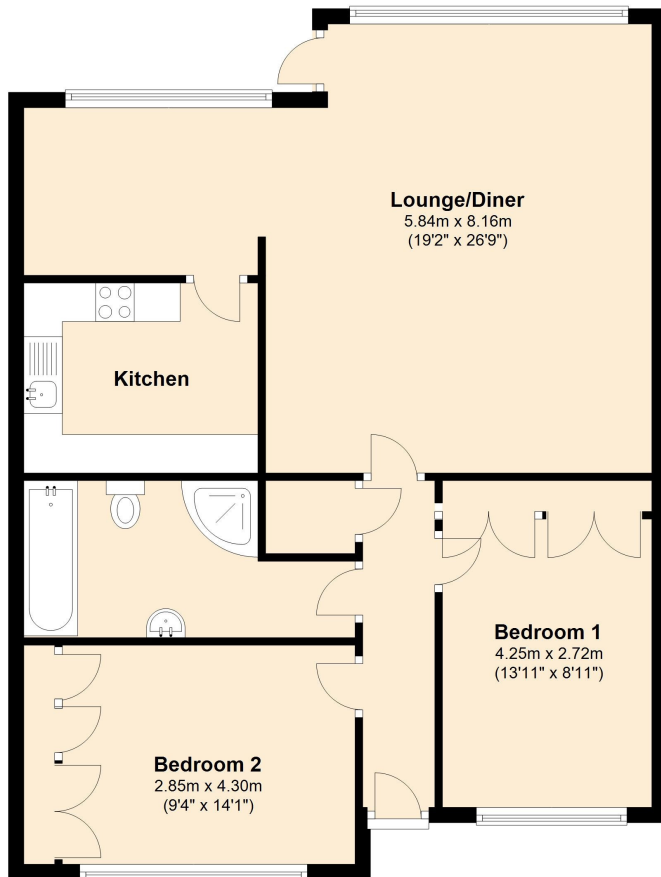
OUTSIDE

Access to two communal patio areas and BBQ, both with stunning views over the sea.

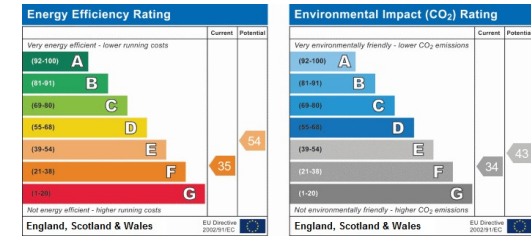
GARAGE

Allocated parking in the secure garage area with additional storage facility to the rear of the parking space.

Ground Floor



SERVICES: Mains water, drains and electricity
EPC RATING: F
COUNCIL TAX: Band D
TENURE: Leasehold. Vendors advise lease held until 2150 with annual service charges approx. £1,600.
LOCAL AUTHORITY: Torbay Council



DIRECTIONS: From the Kingswear office turn right and head out of the village towards Brixham. At the roundabout take the second exit towards Brixham town centre. Continue through town, down Bolton Street and around past the bus station up Milton Street. At the T-junction, continue straight over towards Overgang. Continue past the fish market on the right and up Overgang. On the bend turn right into Blackball Lane and Dalverton Court can be found on the right hand side.



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