

Flat 3, Silver Bridge Close, Paignton, TQ4 7NW



Enjoying panoramic sea and coastal views, this purpose built **TWO BEDROOM LOWER FLOOR FLAT** is offered for sale with **NO ONWARD CHAIN**.

The property comes with the added benefit of a **BALCONY** to the front enjoying stunning views, as well as car port parking under. Being located on the popular Silver Bridge Close, means the local shops are within walking distance at Cherry Brook Square and a bus service passes by on Dartmouth Road.

Internally, the property offers a spacious lounge / dining room with access to the balcony, as well as a separate fitted kitchen. There are two bedrooms, both with fitted wardrobes and a modern shower room.

The flat is in a well-managed and looked after block, internal viewing is recommended.

£119,950 Leasehold

ENTRANCE

The flat is approached over a short flight of stairs from the shared external entrance door.

Private front door opens to:

INNER HALL

KITCHEN 8' 3" x 7' 0" (2.51m x 2.13m)

Fitted with a range of beech effect wall and base cupboards with granite effect worktops. Inset stainless steel sink. Tiled walls. Fitted oven/grill and halogen hob with cooker hood over. Washing machine. Fridge/freezer. Window to rear.

LOUNGE 15' 10" x 14' 1" (4.82m x 4.29m)

Wide picture window with double glazed sliding door opening to balcony. This room enjoys **SUPER OPEN SEA AND COASTAL VIEWS** over the surrounding area. White feature fire surround with marble style inset and hearth. Radiator.

BALCONY

A sweeping balcony runs across the full width of the flat and enjoys the panoramic sea and coastal views. Glass windbreak panels.

INTERNAL HALL

Storage / linen cupboard.

BEDROOM 1 13' 0" x 11' 2" (3.96m x 3.40m)

Sea and coastal views. Fitted twin double wardrobe. Window to front. Radiator.

BEDROOM 2 9' 8" x 7' 6" (2.94m x 2.28m)

Fitted wardrobes with part shelved recesses to side. Window to front. Radiator.

SHOWER ROOM

White suite of pedestal basin and close coupled W.C. Shower enclosure with Mira Sport independent electric shower. Attractive tiling to walls. Window to rear. Radiator.

OUTSIDE

Maintained landscaped grounds surround the building. Mainly laid as lawn complimented by a variety of trees and shrubs.

PARKING

To the front of the flats is a private driveway which leads to flat's **COVERED CAR PORT PARKING SPACE** to the rear of which has a **PRIVATE STORE ROOM** (housing the gas boiler).

There is covered internal access to the flats above.

GENERAL INFORMATION

Original 99 year lease (granted in 1967)

Please be aware a mortgage may not be able to be raised on a shorter lease length.

Please note the length of lease can be extended if required.

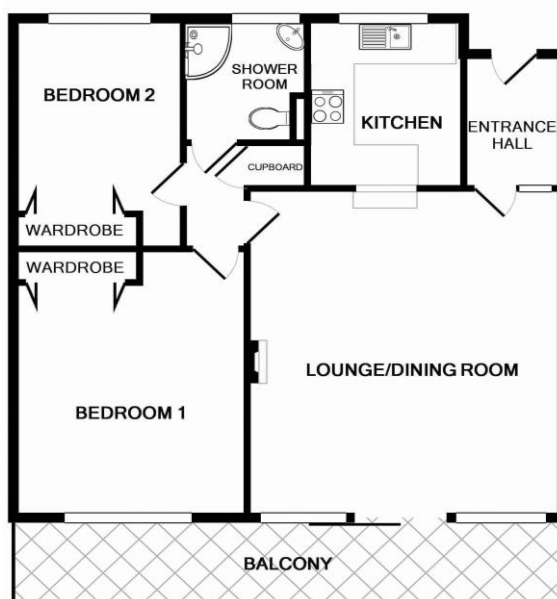
Maintenance charges approximately £2,000 annually to include building insurance, maintenance of communal areas and the gardens.

Ground rent £20 per annum.

We are informed the flat cannot be sublet and pets are only allowed with prior permission

ENERGY PERFORMANCE RATING: C

COUNCIL TAX BAND: C



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LAYOUT GUIDE ONLY – NOT TO SCALE

The appliances and fixed equipment mentioned in these sales particulars have not been tested by Eric Lloyd & Co. (Churston) Ltd. and therefore prospective purchasers need to satisfy themselves that all such items are in working order.

We may receive an introductory fee on recommendations for professional services.

Ref C05464 Written by: Bill Bye