

Fairway Close, Churston Ferrers, Brixham, TQ5 0LG



A well presented **FIRST FLOOR FLAT** which enjoys a sunny southerly aspect and outlook over adjacent fields, this lovely and most comfortable flat is also offered for sale with 'No onward chain'.

Accommodation briefly offers: generous lounge/dining room with an enclosed balcony off, super fitted kitchen, two bedrooms and smart bathroom/W.C. A garage is located in a block nearby and communal gardens surround the fairway close development.

Fairway Close is a private development which comprises five blocks of ground and first floor flats each with an adjoining bungalow, all of the properties have garages along with visitor/residents parking spaces, and as mentioned, well kept communal gardens surround.

A regular bus service runs along Dartmouth Road, which is just a short walk away, in to Paignton and Brixham town centers. Churston Golf course and Club are also within walking distance. Churston station and the Dart Valley steam railway line are close by for steam train enthusiasts.

£209,950 Leasehold

ENTRANCE LOBBY.

Stairway to First Floor.

Private entrance door to number 4.

ENTRANCE HALL.

Radiator. Airing cupboard with shelving, housing 'Vaillant' combination boiler for domestic hot water and heating. Shelved storage cupboard, Loft access hatch.

LOUNGE/DINING ROOM.

16' 2" x 13' 9" (4.92m x 4.19m)

UPVC framed double glazed window enjoying a sunny southerly aspect and open view over adjacent fields.

Radiator. Feature fireplace with fitted electric fire.

Fifteen pane glazed door opens to...

COVERED BALCONY.

9' 6" x 3' 9" (2.89m x 1.14m)

UPVC framed double glazed patio door with outlook over field and enjoying a sunny aspect. Power point and light.

KITCHEN. 9' 11" x 6' 6" (3.02m x 1.98m)

Superb range of polished cream faced wall and base units to three sides of the kitchen, including pull out racked larder cupboard and drawers. Contrasting roll edge working surfaces and inset sink and drainer with mixer tap over. Tiled surrounds and concealed under cupboard lighting. Integral fridge/freezer and built in double oven/grill with integral cooker hood over. Space/plumbing for washing machine and slimline dishwasher.

BEDROOM 1. 13' 10" x 9' 8" (4.21m x 2.94m)

UPVC framed double glazed window. Radiator. Fitted wardrobes.

BEDROOM 2. 9' 11" x 8' 5" (3.02m x 2.56m)

UPVC framed double glazed window. Radiator. Range of fitted wardrobes.

BATHROOM/W.C.

White modern suite of panelled bath with mixer tap and shower screen to side, 'Mira' independent electric shower over bath. Close coupled W.C. Pedestal wash basin with fitted mirror fronted cupboard and light over. Tiled walls and floor. Heated towel rail. Obscure UPVC framed double glazed window.

OUTSIDE.

SINGLE GARAGE. Located in nearby block.

COMMUNAL GARDENS. Surround Fairway Close.

LEASE DETAILS.

999 year lease running from 1982.

Ground Rent £25.

Service charge approximately £1,075 per annum.

This includes building insurance and upkeep of the communal gardens, and some maintenance of the development.

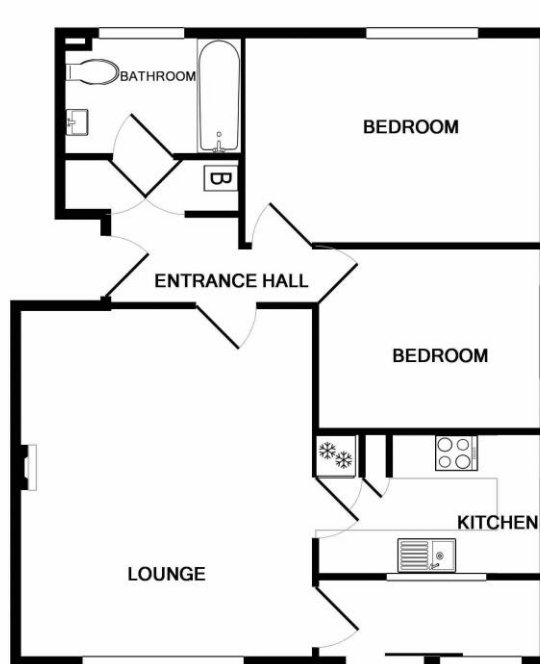
Fairway Close runs its own management company and each leaseholder owns 1/25th of the Freehold.

Letting is permitted (not holiday letting)

Pets permitted.

COUNCIL TAX BAND: B ENERGY RATING: C

NOTE: The property is connected to mains services. The Ofcom website indicates standard and superfast broadband are available. Please check with your mobile provider for mobile coverage in the area.



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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.

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