

## Silver Bridge Close, Broadsands Park, Paignton, TQ4 7NW



Located at the southern end of this landmark building, standing in its own grounds just above Dartmouth Road, this purpose built **MIDDLE FLOOR, TWO BEDROOM FLAT** enjoys **SUPERB OPEN AND SEA VIEWS** across the area towards Berry Head. The flat is on the middle floor which has near level access from the roadside in Silver Bridge Close with just half a flight of stairs to its own private entrance door.

The flat which has been refurbished in recent years and in immaculate order throughout offers a light and airy space with good size lounge/dining room which opens to a full width **BALCONY** both enjoying the lovely sea views. The kitchen is modern and finished with crisp white cupboards and integral appliances. There are two bedrooms, the main bedroom which being an end flat, benefits from the views to the southern side as well as the front. The modern shower room has a walk in double shower. Outside there are private communal grounds and parking to the front of the building in a covered car port. Internal viewing is highly recommended.

The location is ideal the main number 12 bus stops on nearby Dartmouth Road giving easy access to Paignton and Brixham town centres. The shops at Cherry Brook Square with doctor/dental surgeries are just a few hundred yards away.

### Offers in Excess of £200,000 Leasehold

### ENTRANCE FOYER.

Half flight of stairs lead up to the flats own private front door. Stairs also lead down to the car port area.

### KITCHEN. 6' 11" x 8' 2" (2.11m x 2.49m)

A super, modern fitted kitchen finished in gloss white faced wall and base cupboards. Marble style working surfaces and inset composite sink and drainer with mixer tap over. Integral fridge/freezer and washer/dryer. Built in under counter electric oven with halogen hob and cooker hood over. Serving hatch to lounge/dining room. Double glazed window to front.

### LOUNGE/DINING ROOM. 16' 0" x 14' 3" (4.87m x 4.34m)

A good size lounge dining room with ample space for table and chairs. Full height double glazed windows and sliding patio door opening to a Balcony enjoying fabulous open and sea views towards Berry Head.

### BALCONY.

The Balcony runs along the full width of the front of the flat enjoying the superb views.

### INNER HALLWAY

Cupboard housing Gledhill hot water cylinder. Doors to:

### BEDROOM 1. 12' 11" x 11' 1" (3.93m x 3.38m)

A double bedroom with dual aspect double glazed windows both enjoying far reaching sea and open views.

### BEDROOM 2. 9' 9" + depth of wardrobes x 7' 6" (2.97m x 2.28m)

Built in double wardrobe and double, shelved cupboard. Double glazed window to rear.

### SHOWER ROOM/W.C.

Modern and contemporary shower room comprising double size shower with glazed screen to side and fitted shower over. Pedestal wash basin with fitted cupboard over. Concealed flush w.c. Neutral wall tiling. Heated towel rail. Double glazed window.

### OUTSIDE.

**PARKING.** To the front of the building is a private driveway leading to the carports beneath the flats. Number 11a has a shared carport space and useful store to rear (located in the adjacent car port area) Internal stairs lead up to the entrance level.

### GROUNDS.

Silver bridge Close stands in neatly maintained private grounds with lawns, trees and shrubs.

### GENERAL INFORMATION AND LEASE.

The flat is held on a 189 year lease which was created in 1967.

Ground Rent: £20. per annum.

Service/maintenance charge: Paid in half yearly amounts of £1,199 (as of January 2025)

We are informed that no pets are allowed and no sub-letting is allowed.

Management Company: Proxim property management.

**COUNCIL TAX BAND: C**

**ENERGY RATING: D**



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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