

Silver Bridge Close, Paignton, TQ4 7NW



A purpose built **TWO BEDROOM FLAT** situated on the lower floor, enjoying **SUPER OPEN SEA AND COASTAL VIEWS**.

The light and airy accommodation which would now benefit from some modernisation offers a large lounge/dining room with wide **BALCONY** leading off, benefiting from those super views! The kitchen, which is located to the rear, requires re-fitting but offers a blank canvas for a purchaser to create their choice of kitchen. There are two bedrooms, both have built in wardrobes and bathroom/w.c. For sale with **NO CHAIN**.

Well-kept communal gardens surround the building and a driveway from Silver Bridge Close leads to the shared **CAR PORT**

There are many amenities close-by, Cherry Brook Square is a short walk away and includes a large Co-Op, Boots Pharmacy and Bakery, there are also Doctor/Dental surgeries there.

The number 12 bus service runs along Dartmouth Road frequently to Brixham and Paignton town centres. Broadsands Beach and the coastal footpath are also within easy reach.

£189,950 Leasehold

ENTRANCE.

The Flat is approached from a short flight of stairs from the shared external entrance door to the rear of the building. Private entrance door (fire door) to:

ENTRANCE LOBBY.

Radiator. Access to kitchen and door to lounge/dining room.

KITCHEN.

8' 3" x 7' 1" (2.51m x 2.16m)

Range of wall cupboards and double sink unit. Fitted worktop with inset stainless steel sink and drainer. Ample spaces for appliances. Serving hatch to lounge/dining room. Double glazed widow to front.

LOUNGE/DINING ROOM.

16' 0" x 14' 1" (4.87m x 4.29m)

Full height double glazed windows and sliding patio door to **BALCONY** enjoying the beautiful **VIEWS ACROSS TO THE SEA AND COASTLINE**. Wood effect fire surround with electric fire. Large fitted mirror to one wall reflecting the sea views. Radiator. Door to:

INNER HALL.

Cupboard housing gas fired 'Ideal' boiler, Doors to:

BEDROOM 1.

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

Double glazed window to front, again enjoying the super view. Built in double wardrobe and further large wardrobe unit. Radiator.

BEDROOM 2.

9' 11" x 7' 5" (3.02m x 2.26m)

Double glazed window to rear. Radiator. Built in double wardrobe. Radiator.

BATHROOM/W.C.

Comprising coloured suite of panelled bath with fitted shower over. Pedestal wash basin and low level W.C. Tiled walls. Double glazed window. Radiator.

OUTSIDE.

Communal gardens surround the building with a driveway leading to the car port area.

SHARED CAR PORT.

LEASE & GENERAL INFO:

The lease length is 189 years from 24th June 1967 (131 years remaining).

Management Company: Proxim Property Management. Maintenance charges are approximately £2,400 annually. The fees cover building insurance, maintenance of communal areas and the gardens.

Ground Rent: £20 per annum.

We are informed that the flats cannot be sublet and pets are only allowed with prior permission.

ENERGY RATING: TBC

COUNCIL TAX BAND: C

NOTE: The Ofcom website indicates that standard and superfast broadband is available as well as a good all-round mobile phone signal.



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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