



Stoke Gabriel Road, Brixham, TQ5 0NQ  
£185,000 Leasehold

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Nestled in the heart of the highly desirable village of Galmpton, this spacious **TWO BEDROOM TOP-FLOOR-FLAT** offers light-filled accommodation, charming views, and a peaceful rural setting, all within easy reach of local amenities and beautiful riverside walks.

Accessed via a communal entrance shared with just one other property, the flat enjoys a private feel. Internal stairs rise to the top floor, where the accommodation unfolds into well-proportioned living spaces designed to maximise natural light and the surrounding outlook. The generous lounge sits to the front of the property and is flooded with light, enjoying far-reaching views across rooftops to rolling fields and countryside beyond. With eaves storage tucked neatly away, the room combines functionality with comfort, creating a perfect retreat for both relaxation and entertaining.

To the rear lies the kitchen/dining room, a bright and sociable space fitted with light wood-effect wall and base units, complemented by granite-effect worktops and tiled splashbacks. An electric oven and hob with cooker hood are included, with additional space provided for a washing machine and fridge/freezer. The room easily accommodates a dining table and chairs, making it an ideal setting for everyday meals or hosting guests. A large storage cupboard houses the gas meter, while a wall-mounted Ideal Logic combi boiler provides efficient heating and hot water. From here, a window overlooks the well-tended garden and open fields beyond.

The property offers two comfortable bedrooms. Bedroom One is a spacious double with a front-facing window framing open views, along with a useful built-in cupboard. Bedroom Two also enjoys a pleasant outlook, with further eaves storage enhancing practicality. The bathroom is fitted with a white suite, comprising a bath with Triton electric shower and glass screen, WC, and pedestal basin. A heated towel rail and window complete the space.

Externally, the flat benefits from access to a beautifully presented communal garden, providing a tranquil spot to relax and take in the surroundings.

Galmpton is a thriving village offering a close-knit community atmosphere, with day-to-day conveniences such as the Galleon Store and sub post office, along with a highly regarded local butcher, all within walking distance. Scenic walks can be enjoyed at nearby Galmpton Creek, while the quiet, rural setting ensures a sense of peace and escape. The well regarded primary and secondary school are both with easy walking distance. Excellent transport links connect Galmpton with the neighbouring towns of Paignton, Brixham, and Totnes, making this location practical as well as picturesque.

This well-presented flat combines spacious interiors, stunning views, and an enviable village setting – a wonderful opportunity for first-time buyers, downsizers, or those seeking a countryside retreat.

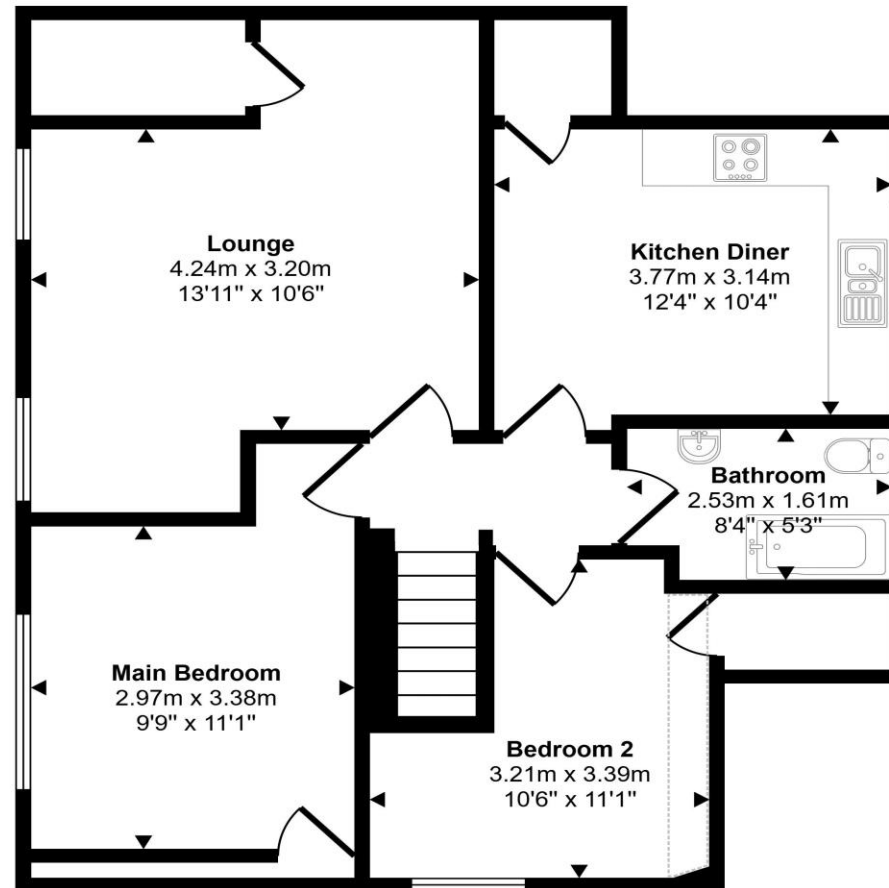
#### LEASE INFORMATION:

The property is held on a 199 year lease from March 1975.


Ground rent: £35 per annum. Maintenance costs are shared between the three flats on an as and when works need to be carried out agreement.

Building insurance is approx £273.56 (one third) Long term letting is allowed, however holiday letting is not.

Approx Gross Internal Area  
68 sq m / 729 sq ft



First Floor

 Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.





ENERGY PERFORMANCE RATING: C

COUNCIL TAX BAND: A

AGENTS NOTES: This property is on all mains services. The Ofcom website indicated that broadband and mobile phone reception is available.

#### VIEWINGS ARRANGEMENTS

Strictly by appointment through Eric Lloyd & Co

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