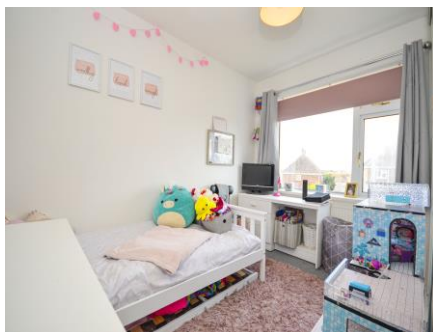


## Briseham Road, Brixham, TQ5 9NS



This **TWO BEDROOM GROUND FLOOR FLAT** is perfect for first time buyers or retirement living. Remodelled by the current owner, the property benefits from a garden room which can double as an office, with power and lighting. The well sized double bedrooms also offer flexibility, with kitchen facilities in one giving bedsit letting potential. A fitted kitchen and lovely, modern shower room complete the property. There is plenty of road parking available and the local store is conveniently just around the corner on Castor Road. Internal viewing is highly recommended.

**£185,000 Leasehold**

## ENTRANCE PORCH

Composite front door. Windows to side. Tiled floor.

Door to:

## INNER HALL

Storage cupboard. Tiled floor.

## KITCHEN / DINING ROOM 15' 10" x 10' 4"

(4.82m x 3.15m) Wood effect wall and base units with granite effect worktops. Inset stainless steel sink with drainer and tiled splashbacks. Four ring electric ceramic hob with cooker hood over. Indesit double oven. Wall mounted combi boiler. Window to rear. Ample space for dining table and chairs. French double opening doors giving access to rear raised deck. Radiator.

## LOUNGE 13' 11" x 10' 5" (4.24m x 3.17m)

Ample space for living room furniture. Window to front. Radiator.

## BEDROOM 1 / BEDSIT 15' 10" x 10' 4" (4.82m x

3.15m) Currently rented out at £600pcm. Kitchenette with white wall and base units. wood effect worktop with tiled splashback and inset stainless steel sink. Window to front. Storage cupboard.

## BEDROOM 2 10' 4" x 9' 4" (3.15m x 2.84m)

Built in wardrobes. Window to rear. Radiator.

## BATHROOM 6' 7" x 5' 5" (2.01m x 1.65m)

Bath with shower over and glass shower screen. W.C with concealed flush in gloss white vanity unit. Basin in gloss white vanity unit. Fully tiled wall. Window.

## OUTSIDE

### BACK GARDEN

Large rear garden enjoying the evening sun. Spacious decking area adjacent to the property. Step down to gravelled area with large shed 10'4" x 7'8" and greenhouse. Access to:

### FRONT GARDEN

Small area arranged over a number of gravelled terraces.

## GARDEN ROOM 19' 11" narrowing to 14'6" x 10'

0" (6.07m x 3.05m) Power and lighting. Could be used for home office / study.

## LEASE DETAILS

The property is held on a 125 year Lease from 29th January 2004 MAINTENANCE: £612 annually to include outside buildings maintenance and buildings insurance

## ENERGY PERFORMANCE RATING: D

## COUNCIL TAX BAND: A



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 B001517 Written by: Bill Bye