

## Brixham Villa, 123 New Road, Brixham, TQ5 8BY



A **TWO BEDROOM FIRST FLOOR FLAT** residing in the popular Brixham Villa complex only a short level walk to the town centre and harbour, the property is being offered for sale with **NO ONWARD CHAIN**. There is an open plan kitchen/ living room which is fitted with a good range of white gloss wall and base units with a fitted oven and hob. The master bedroom is a good size with a decorative fireplace whilst the second bedroom is a single room and the bathroom a white modern suite. Electric panel heating is in place. The complex enjoys a central location approximately 3/4 of a mile from the town with the bus stop within walking distance giving easy access towards Paignton and Torquay.

**Offers in the Region Of £139,950 Leasehold**

## ENTRANCE HALL

Built in airing cupboard housing water cylinder. Fitted service cupboard.

## KITCHEN/ LIVING AREA 13' 4" x 11' 9" (4.06m x 3.58m)

Fitted white gloss wall and base units with timber block effect worktops and upstands. Inset stainless steel sink with drainer. Fitted oven with four ring electric hob and overhead hood. Space for washing machine and fridge freezer. Electric panel heater. Ample space for living room furniture. Window to side.

## BEDROOM 1 13' 8" x 11' 4" (4.16m x 3.45m)

Double room with decorative fireplace, surround and mantel. Electric panel heater. Window to side.

## BEDROOM 2 8' 5" x 7' 1" (2.56m x 2.16m)

Single room. Electric panel heater. Window to side.

## BATHROOM 8' 4" x 4' 5" (2.54m x 1.35m)

Panelled bath with 'Triton' independent electric shower and glass shower screen. Close coupled W.C and pedestal basin. Heated towel rail. Fully panelled walls.

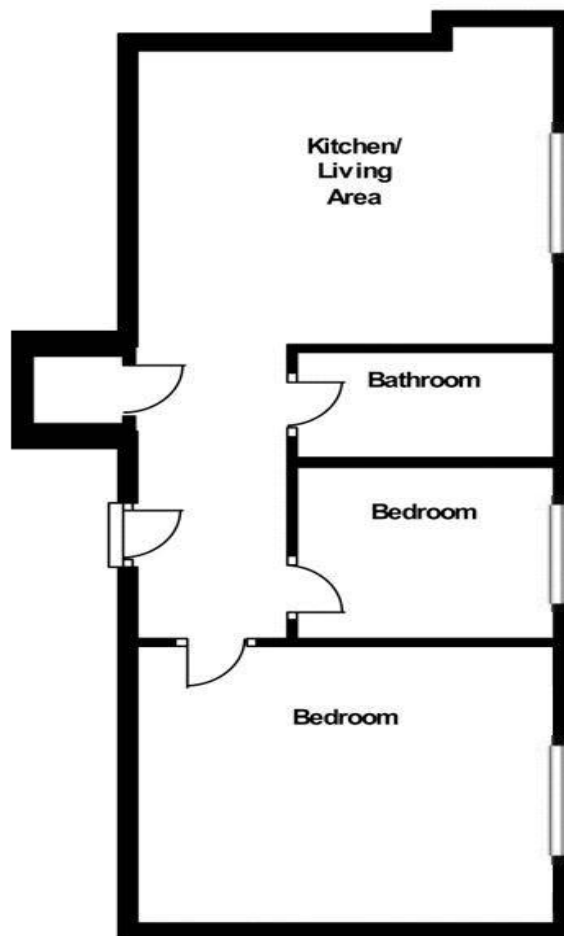
## GENERAL NOTES

The property is held on a 99 year lease from June 2019. Ground Rent £150 per annum. Service Charge £873.14. No dogs allowed.

**COUNCIL TAX BAND: A**

**ENERGY PERFORMANCE: E**

## First Floor



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 B001723 Written by: Bill Bye