

New Road, Brixham, TQ5 8BZ



Hugely deceptive from the outside, this **THREE BEDROOM GROUND FLOOR FLAT** is incredibly spacious being spread across 123 square meters of accommodation. Upon entering the property via the gated entrance and front door, you are welcomed by a good sized entrance hall with access to a shower room / utility and three large bedrooms, one having an en-suite. The main living area is a staggering 34' long providing ample space for the open plan kitchen / dining / living room. This houses a modern fitted kitchen, ample space for dining table and chairs, as well as a lounge area with brick built fire surround, full height windows and patio doors lead you to the rear garden where a raised deck finished with artificial grass makes the most of the sunny aspect. To the front can be found an off street **PARKING SPACE**. Brixham's town and harbour are within walking distance or a bus services passes the door.

£199,950 Leasehold

LAYOUT GUIDE ONLY – NOT TO SCALE



ENTRANCE HALL

Upvc front door opening to large welcoming entrance hall. Radiator.

SHOWER ROOM / UTILITY ROOM

Shower in tiled surround with shower screen. Close coupled W.C. Wall mounted basin. Window to side. Further space with wall mounted Baxi boiler. Space for washing machine and tumble drier. Radiator.

BEDROOM 1 12' 6" x 10' 2" (3.81m x 3.10m)

Spacious double room. Window to side. Radiator. Door to:

EN-SUITE 7' 3" x 6' 1" (2.21m x 1.85m)

Double ended claw footed bath. Pedestal basin. Close coupled W.C. Fully tiled walls and floor. Radiator.

BEDROOM 2 15' 0" into bay x 12' 0" (4.57m x 3.65m)

Spacious double room with bay window to front. Radiator.

BEDROOM 3 13' 5" x 10' 1" (4.09m x 3.07m)

Currently used as dressing room. Radiator. Window to side.

OPEN PLAN KITCHEN / DINING / LIVING ROOM

34' 8" x 10' 3" (10.56m x 3.12m)

Very spacious living area creating a modern, sociable room with access to the rear garden.

KITCHEN

Cream wall and base units with wood effect worktops and tiled splash Inset one and a quarter brown stainless steel sink with drainer. Gas hob with cooker hood over. Built in eye level double oven with microwave above. Space for dish washer. Built in fridge freezer.

LOUNGE AREA

Fire place is brick surround. Wood effect laminate flooring. Floor to ceiling windows to garden. Patio doors opening to rear garden.

OUTSIDE

BACK GARDEN

Raise deck, with level access from lounge, finished with artificial grass. Steps down to surround garden, mainly laid to patio with border flower beds. Outside tap. Outside lights. Gated access to front.

DRIVEWAY Parking space to front.

COUNCIL TAX BAND: B

ENERGY PERFORMANCE: D

LEASE INFORMATION

The property is held on a 199 year lease from 1999. Maintenance charge for 12 months from 1/10/2023 is £1725.30.

Pets allowed. Long term letting and holiday letting allowed.

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 B001503 Written by: Bill Bye