

Moorings Reach, Brixham, TQ5 9TB



Positioned only a stones throw away from Brixham Marina this **TWO BEDROOM DUPLEX APARTEMENT** with **ALLOCATED PARKING SPACE** has more in common with a traditional Brixham cottage than an apartment. The property is laid out across three floors, connected by a winding staircase. The ground floor provides a private entrance and hallway with utility room off. A well appointed family bathroom and two bedrooms are on the first floor, the principal room enjoying a small balcony with views across Brixham Marina. The top floor has been well designed creating a modern fitted kitchen with integrated appliances connected to a bright lounge / dining room with small balcony again enjoying Marina views. This property strikes a real balance between a modern apartment enjoying modern construction, whilst creating some of the character/layout of a traditional cottage. Internal viewing is highly recommended to understand the space on offer.

£359,950 Leasehold

ENTRANCE HALL

Private entrance door. Storage cupboard. Inner door to:

HALL

Radiator. Large understairs cupboard. Stairs rising to first floor.

UTILITY ROOM

Wood effect base units with wood effect worktop. Inset sink. Tiled splashback. Space for washer/dryer. Wall mounted gas fired 'Worcester' combi boiler. Consumer unit. Tiled floor.

FIRST FLOOR

LANDING Storage cupboard.

BEDROOM 1 10' 0" x 9' 0" (3.05m x 2.74m)

Balcony to side with harbour views. Built-in wardrobe. Radiator.

BEDROOM 2 10' 1" x 8' 6" maximum (3.07m x 2.59m)

Window to side. Radiator.

BATHROOM 7' 7" x 4' 8" (2.31m x 1.42m)

Bath in tiled surround with shower above and folding screen. Close coupled W.C. Pedestal wash hand basin. Heated towel rail. Tiled floor. Extractor fan.

TOP FLOOR

LANDING

Radiator. Storage cupboard.

LOUNGE 16' 3" x 10' 2" (4.95m x 3.10m)

Balcony with harbour views. Ample space for dining room and living room furniture. Radiator. Door to:

KITCHEN 10' 2" x 8' 1" maximum (3.10m x 2.46m)

Window to side. Wood effect wall and base units with wood effect worktops. One and a quarter stainless steel sink and drainer. Tiled splashback. Four ring 'Hotpoint' gas hob with hood over. Electric 'Hotpoint' double oven and grill. Integrated fridge/freezer. Integrated dishwasher. Radiator. Tiled floor.

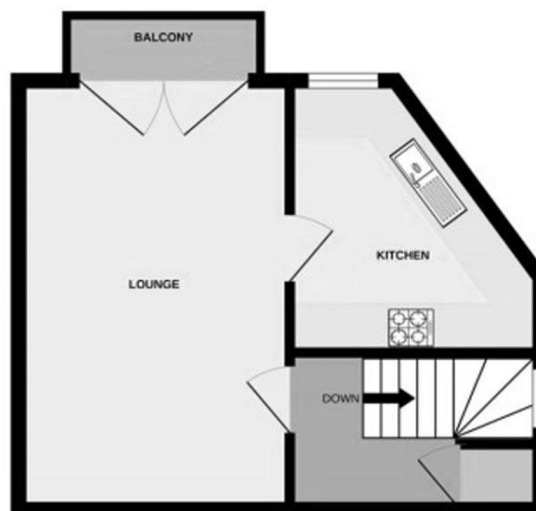
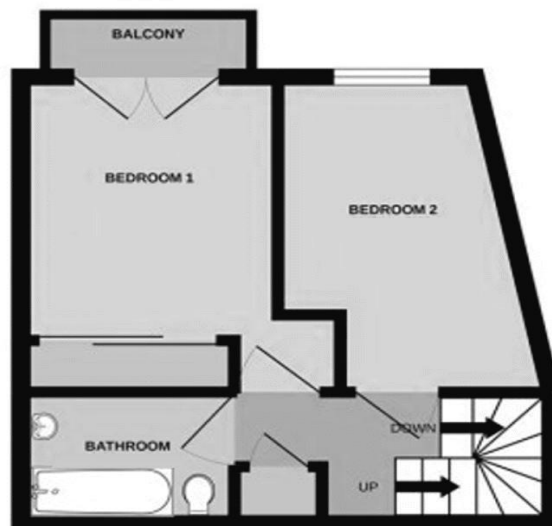
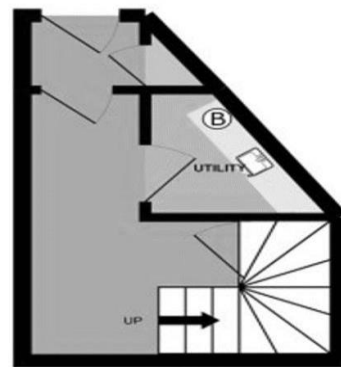
OUTSIDE One allocated parking space.

GENERAL INFORMATION

LEASE: 999 years from 1997 SERVICE CHARGE: £2,494 including building insurance. Long term letting and pets allowed.

COUNCIL TAX BAND: E

EPC RATING: C



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 B001654 Written by: Bill Bye