

## The Cove, Fishcombe Road, Brixham, TQ5 8BX



Perched on the headland above the spectacular Fishcombe Cove, this **TWO BEDROOM GROUND FLOOR APARTMENT** is perfectly located for an easy stroll to the beach with its own gated access to the South West Coastal Path. Brixham town and harbour are roughly half a mile away with easy links to Furzeham Green and Battery Gardens. The property is set within an exclusive gated community, with communal gardens and swimming pool. This apartment was built in 2015 and is currently used as a very successful holiday let. As you enter the property you are welcomed by an open plan style kitchen / dining / living room with double sliding doors to the balcony enjoying sea and coastal views. The kitchen itself features modern gloss units with integrated appliances. There is a well finished bathroom with shower over bath, as well as two spacious double rooms both with built in wardrobes, the principal room benefiting from a sliding patio door connecting to the balcony. One allocated parking space is located adjacent to the property, with further visitor parking on a lower terrace.

**£350,000 Leasehold**

**Entrance door opening to ...**

**OPEN PLAN KITCHEN/DINING/LIVING AREA 27' 8" narrowing to 18'8" x 13' 0" (8.43m x 3.96m)** Double sliding doors with glazing either side opening to decked area enjoying brilliant sea views. A spacious room with ample space for living and dining furniture. Two electric radiators. Engineered oak flooring.

#### **KITCHEN AREA**

White Shaker style wall and base units. Granite effect worktops and matching upstands. One and a quarter bowl stainless steel sink and drainer. Four ring electric hob with glass splashback and cooker hood over. Electric oven under. Integrated slimline dishwasher and integrated washer/dryer. Under-counter fridge/freezer. Storage cupboard. Windows to side and rear.

#### **BATHROOM 9' 0" x 4' 10" (2.74m x 1.47m)**

Bath with Mira electric shower over and glass screen. Wall hung basin and close coupled W.C. Heated towel rail. Airing cupboard housing hot water tank. High level window to rear. Fully tiled walls and floor.

**BEDROOM 2 13' 0" x 8' 5" (3.96m x 2.56m)** Window to rear. Electric radiator. Built-in wardrobes.

#### **BEDROOM 1 12' 1" x 9' 0" (3.68m x 2.74m)**

Sliding door to balcony. Electric radiator. Built-in wardrobes.

#### **BALCONY**

Glass and stainless steel balustrade. Timber decking. Open aspect with sea views.

#### **OUTSIDE**

ONE ALLOCATED PARKING SPACE next to property plus Visitor spaces.

**COMMUNAL GARDENS** and communal SWIMMING POOL. Gated access to Fishcombe Cove.

#### **SOLAR PANELS**

We are advised that the owners have the benefit of the free electricity produced, but do not own the infrastructure.

#### **LEASE DETAILS**

The property is held on a 999 years lease from Jan 2015 with the benefit of having a share of freehold. We are advised that the annual maintenance charge is £2,000 to include ground rent. The property can be used for 12 months of the year.

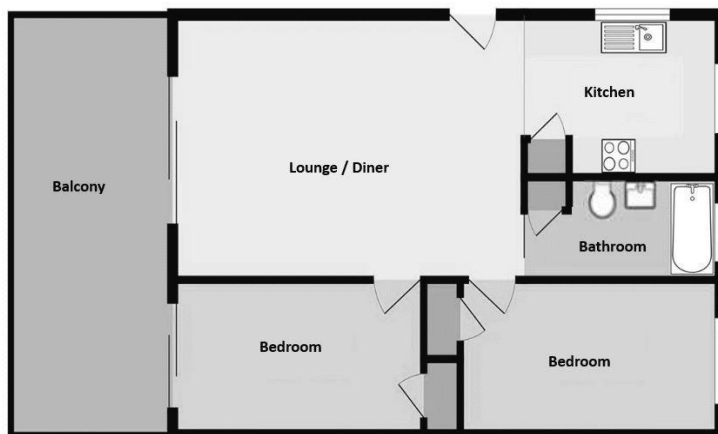
#### **COMMUNAL GROUNDS**

There are surrounding gardens and a communal swimming pool. Gated access to the South West Coastal Path.

#### **COUNCIL TAX BAND:**

Commercially rated with business rate relief

#### **ENERGY PERFORMANCE 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.

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