

## Pump House, Beach Approach, Brixham, TQ5 8JL



Nestled in the heart of Brixham this **TWO BEDROOM TOP FLOOR APARTMENT** is a hidden gem. Tucked away on Beach Approach, the property benefits from being right in the town centre, only a few steps away from the Harbour, but once up on the top floor your surroundings feel far more secluded. The spacious kitchen / dining / living room has a modern fitted kitchen with integrated appliances and oak worktops, bi-folding doors lead from the living area onto a balcony providing outside space and views down Beach Approach and out into the Harbour. There are also two spacious bedrooms, the principal room benefitting from a beautifully presented en-suite, whilst the second bedroom features a Juliet balcony with views over the town. The bathroom has a shower over bath, electric underfloor heating and a large airing cupboard. The property is offered for sale with **NO ONWARD CHAIN**. Internal viewing is highly recommended.

**£375,000 Leasehold**

## **COMMUNAL ENTRANCE**

Accessed via solid timber door from Beach Approach.  
Stairs lead to top floor and inner front door opens to:

## **ENTRANCE HALL**

Private entrance hall with space for shoes and coats.  
Stairs lead up to landing area with vaulted ceiling and hanging lights. Door entry phone. Two skylights.  
Electric radiator.

## **KITCHEN / DINING / LIVING ROOM 29' 5" x 13' 0" at largest (8.96m x 3.96m)**

### **KITCHEN**

Modern fitted kitchen with solid oak worktops and upstands. One and a quarter bowl stainless steel sink with drainer. Electric oven with electric hob, cooker hood over and tiled splash back. Integrated washing machine, dishwasher and fridge freezer.

### **LIVING / DINING AREA**

Ample space for dining table and chairs as well as living room furniture. Window to side enjoying harbour views. Two electrical radiators. Bi-folding doors leading out to balcony.

## **BALCONY**

Glass and stainless balustrades, composite decking. Sea views.

## **BEDROOM 1 12' 2" x 10' 9" (3.71m x 3.27m)**

Double aspect room with vaulted ceiling. Electric radiator.

## **EN-SUITE 8' 6" x 4' 3" (2.59m x 1.29m)**

Large alcove shower with sliding door and rainfall shower head. Wall hung basin. Close coupled W.C. Heated towel rail. Electric heated towel rail. Skylight.

## **BEDROOM 2 13' 5" x 8' 11" (4.09m x 2.72m)**

Vaulted ceiling. Electric radiator. Juliet balcony with views into the town.

## **BATHROOM 8' 5" x 8' 2" (2.56m x 2.49m)**

Bath with tiled surround, shower over and glass shower screen. Close coupled W.C. Pedestal wash basin. Tiled floor with electric underfloor heating. Heated towel rail. Large cupboard with hot water tank.

## **ENERGY PERFORMANCE RATING: D**

## **COUNCIL TAX BAND: B**

## **LEASE INFORMATION**

We are informed the property is held on a 999 year lease from May 2013. Maintenance is paid a year in arrears, the fee is dependent upon the previous years costs. The current years fees are circa £1,500 next years fees are likely to be higher Ground rent is £250 next reviewed in 2033. Long term letting is permitted however holiday letting is not allowed.

## **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 B001863 Written by: Bill Bye