

Brook Court, 116 New Road, Brixham, TQ5 8BZ



A neat **ONE BEDROOM GROUND FLOOR FLAT WITH ITS OWN TERRACE AND GARAGE** in a very handy location. It is less than half a mile level walk into the town centre, with the harbour and waterfront being just a little further. The main Brixham to Torquay number 12 bus route stops virtually outside. Brook Court stands in its own well maintained landscaped grounds with ample visitor parking set against a back drop of mature trees edged by a sunken babbling stream. The main living room of the flat enjoys a southerly aspect and opens onto the flat's own private terrace. There is gas fired central heating and double glazing. However the flat is now in need of refitting and re-finishing. The property is offered for sale chain free.

£135,000 Leasehold

ENTRANCE.

Shared entrance lobby with two wide steps up to private front door opening to:

ENTRANCE HALL 7' 5" x 5' 9" (2.26m x 1.75m)

Linen cupboard.

LOUNGE/DINING ROOM 15' 10" (max) x 11' 4"

(4.82m x 3.45m) Door and window open onto the terrace. Fitted shelving unit.

KITCHEN 9' 6" x 7' 7" (2.89m x 2.31m)

Fitted on opposite walls with a range of teak effect faced wall and base units with marble effect work tops and tiling above. Stainless steel sink. Spaces for cooker, fridge/freezer and washing machine. Wall mounted gas boiler.

BEDROOM 12' 10" x 9' 1" (3.91m x 2.77m) overall

Range of fitted bedroom furniture - wardrobe and drawer units.

BATHROOM/W.C.

Part tiled walls. Panelled bath with shower attachment, pedestal basin and close coupled W.C. Mirror with shaver light over.

OUTSIDE.

Wide block paved driveway entrance leads to the car park at the rear. Ample visitor parking. Separate pedestrian entrance.

GARAGE 18' 0" x 8' 8" (5.48m x 2.64m)

Up and over door. Power and light.

COUNCIL TAX BAND B

EPC RATING C

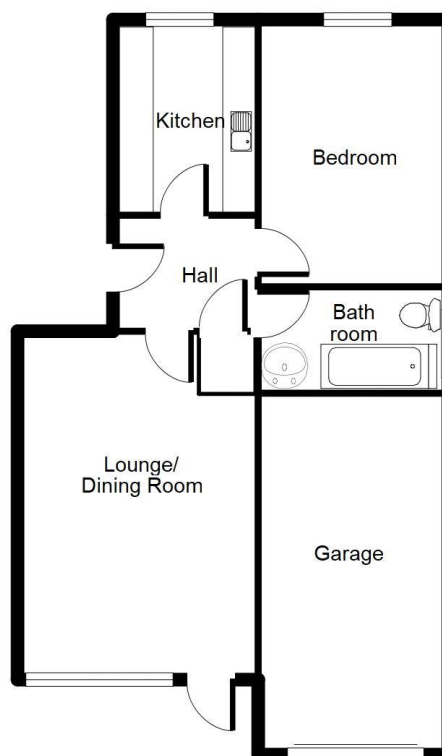
BROADBAND AND MOBILE.

The Ofcom website indicates that standard and superfast broadband and most mobile services are available in this area.

LEASE AND SERVICE CHARGE INFORMATION

The property is held on a 99 year lease from April 1985. Ground rent is £50 per annum. Service charge is currently circa £1,452 per annum (2024-25).

Management company is FirstPort. Pets are allowed with permission. Long term letting allowed. Holiday letting 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 B0012759 Written by: Jonathan Bye.