

Heath Court Heath Road, Brixham, TQ5 9BQ



Wow what a view! An exceptionally well presented **MARINE TOWN HOUSE** with **THREE BEDROOM ACCOMMODATION** arranged over three floors all enjoying the 180 degree marine and sea vista. The views encompass Brixham harbour and breakwater, the sea and coastline of Tor Bay with Lyme Bay beyond. There are balconies on every floor, all enjoying the exceptional views. The ground floor offers a guest bedroom with a smartly fitted shower room adjacent. The lounge/dining room and kitchen are at first floor level with the two principle bedrooms and house bathroom on the top floor. To the front is a covered car port /entrance approached over the shared forecourt. Adjacent to the end of the building is a private footpath for the exclusive use of residents of Heath Court leading directly down to Berry Head Road. This in turn gives immediate access to the harbour side promenade with its easy level stroll to the inner harbour, with its many restaurants, cafes and independent retailers as well as the town centre itself. There is double glazing and electric heating. Viewing recommended - no chain!

£385,000 Leasehold

GROUND FLOOR

CAR PORT ENTRANCE 15' 0" x 11' 2" (4.57m x 3.40m)

Storage/meter cupboard. Double glazed front door to:

ENTRANCE HALL Under stairs cupboard.

GUEST BEDROOM 3 11' 0" x 9' 0" (3.35m x 2.74m) Sea views. Built in wardrobe. Door and window open to:

BALCONY 11' 6" x 4' 0" (3.50m x 1.22m) Sea views. Glazed wind break.

SHOWER ROOM 7' 4" x 4' 9" (2.23m x 1.45m) Tiled corner shower enclosure. Pedestal basin with tiling above. Close coupled W.C. Heated towel rail.

FIRST FLOOR

LOUNGE & DINING ROOM 22' 10" x 11' 2" (6.95m x 3.40m) overall Panoramic sea views. Picture window and door opens to: **BALCONY** 11' 6" x 4' 0" (3.50m x 1.22m) Glazed wind break panels.

OPEN PLAN KITCHEN 11' 0" x 11' 0" (3.35m x 3.35m) White faced wall and base units on three walls with granite effect work tops and ceramic wall tiling. Spaces for washing machine, dishwasher and cooker. Built in cupboard.

TOP FLOOR - LANDING

BEDROOM 1 11' 2" x 11' 0" (3.40m x 3.35m) plus door recess. Panoramic sea and coastal views. Built in wardrobe and store cupboard. Picture window and door to: **BALCONY** 11' 6" x 4' 0" (3.50m x 1.22m) Glazed wind break panels.

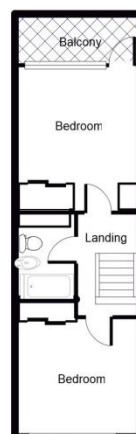
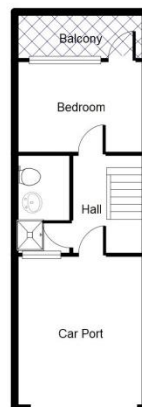
BEDROOM 2 11' 2" x 10' 3" (3.40m x 3.12m) Built in wardrobe.

BATHROOM/W.C. 8' 6" x 5' 4" (2.59m x 1.62m) overall Panelled bath in tiled surround. Pedestal basin and close coupled W.C. Heated towel rail. Airing cupboard.

COUNCIL TAX BAND D **EPC RATING** D

NOTES The property is held on a 999 year lease from 25th March 1960, with the benefit of owning a share of the freehold. The freehold is held by Heath Court (Brixham) Management Co. Ltd. Ground rent - £5 per annum. Service charge £200 per annum (May 2024) reviewed annually. Holiday and long term letting permitted. Heating is all electric. There is a disused gas pipe in the meter cupboard. For connection check with Wales and West Utilities.

MOBILE AND BROADBAND The Ofcom website indicates that Ultrafast broadband available but limited mobile coverage available in this area.



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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