

The Cove, Fishcombe Road, Brixham, TQ5 8BX



Positioned in the best location on Fishcombe Cove, this **FIRST FLOOR TWO BEDROOM APARTMENT** not only enjoys simply incredible, panoramic views, but is tucked away at the quiet side of the development creating a truly tranquil setting. The property is currently a very successful holiday let, so much so that last year it had a staggering 39 week occupancy, a large number of these guests return year after year to enjoy the unrivalled views and peaceful surroundings. The property itself has been finished to a high standard and is impeccably maintained throughout the year meaning every guest can enjoy the property at its best. As you enter you are welcomed by the modern open plan style kitchen / dining / living room with gloss white kitchen units and integrated appliances to the rear and a living / dining area to the front, focused around the sliding patio doors leading to the large balcony which provides the best vantage point to while away the hours enjoying the simply incredible sea views. There is also a bathroom with shower over bath and two bedrooms, the principal room benefiting from the outstanding views and the second bedroom is currently laid out as a twin room. The Cove itself comes complete with heated swimming pool, gated access to Fishcombe Cove and the South West Coastal Path as well as allocated and guest parking. Internal viewing is needed to understand the one of a kind view, due to current holiday lettings viewings may well be only available on Saturdays.

£379,000 Leasehold

ENTRANCE

Steps up from walkway to Upvc front door opening to:

KITCHEN / DINING / LIVING ROOM

Modern open plan style room with double sliding doors to the balcony with superb views out to sea. Ample space for living and dining furniture. Electric radiator. Engineered Oak flooring.

KITCHEN

White gloss shaker style units with granite effect worktops and upstands. One and a quarter bowl stainless steel sink with drainer. Four ring electric hob with glass splash back and cooker hood over. Integrated washing machine / dryer and slimline dishwasher. Integrated under counter fridge. Window to rear.

BALCONY

Simply incredible sea views! Wooden decking. Glass and stainless steel balustrades. Outdoor power supply.

BEDROOM 1

Sliding doors to balcony with stunning sea views. Built in wardrobes and store cupboard. Electric radiator.

BEDROOM 2

Built in wardrobes. Electric radiator. Window to rear. Currently laid out as twin room.

BATHROOM

Bath with electric shower over and glass screen. Pedestal basin with heated mirror above. Close coupled W.C. Tiled floor and wall. Heated towel rail.

PARKING

The property comes with an owned allocated parking space as well as communal guest parking.

COMMUNAL GARDENS

Remote entrance gates. Surrounding communal gardens and communal HEATED SWIMMING POOL. Gated access to Fishcombe Cove.

LEASE DETAILS

The property is held on a 999 year lease from January 2015 with purchased a share of freehold. We are advised that the annual maintenance charge is £2,000 no ground rent. The property can be used for 12 months of the year. No pets allowed for holiday makers. Owners are allowed pets, subject to Directors' approval. Hive fitted allowing remote control of heating and hot water.

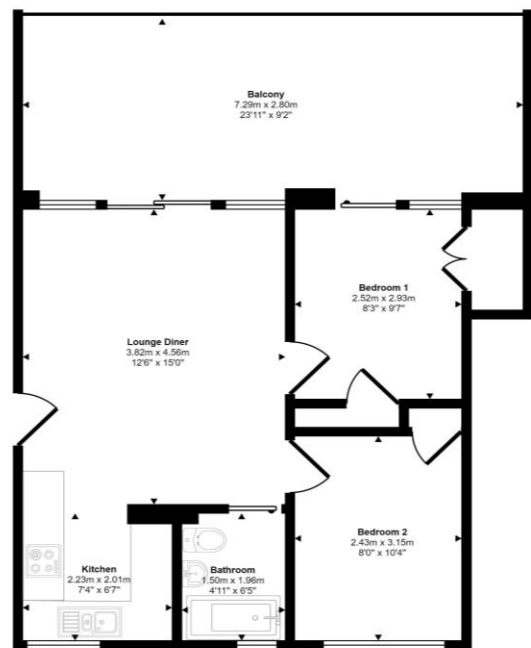
COUNCIL TAX BAND: Currently business rated.

ENERGY PERFORMANCE RATING: C

AGENTS NOTES

The Ofcom website indicates broadband and mobile reception is available at this property. Electric and water are all on mains supply, with mains drainage connection.

Approx Gross Internal Area
43 sq m / 467 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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 B001902 Written by: Bill Bye