

Nut Tree Court, Milton Street, Brixham, TQ5 0EG



Offered for sale with **NO ONWARD CHAIN**, this **ONE BEDROOM PURPOSE BUILT FLAT** is a blank canvas ready for a new owner to put their own stamp on. Nut Tree Court itself is a well managed development in a quiet area of Brixham, roughly a mile away from the town and harbour. The local bus service passes the door, whilst the local shop is within walking distance at St. Mary's Square. Each property comes with an allocated parking space as well as communal guest parking. Internally the property has been freshly decorated throughout, creating a clean crisp feel. There is a spacious lounge / dining room, with access to the balcony which enjoys open countryside views. There is also a good sized kitchen with wood effect units and granite effect worktops, as well as a good sized bedroom and bathroom with shower over bath. The property was previously let and would make an excellent investment or primary residence.

£140,000 Leasehold

COMMUNAL ENTRANCE

Communal entrance door and stairs.

ENTRANCE HALL

Night storage heater. Space for coats.

INNER HALL

Large storage cupboard.

LOUNGE

Central electric fireplace with surround. Night storage heater and electric panel heater. Window and Upvc door to Balcony.

BALCONY

Sheltered balcony area with galvanized railings.

KITCHEN

Wood effect wall and base units with granite effect worktops. One and a quarter bowl stainless steel sink with drainer. Tiled splash back. Space for freestanding oven. Space for washing machine. Space for freestanding fridge freezer. Built in cupboard with hot water tank. window to rear with open views.

BEDROOM

Night storage heater. Built in wardrobes. Window.

COMMUNAL GARDENS

Well kept surrounding communal gardens with communal drying area.

PARKING

One allocated parking space along with communal guest parking is to the rear of the building.

LEASE DETAILS

We understand the property is held on a 999 year lease from September 1972. Ground rent is £10 per annum. Maintenance charge is £1,600 per annum. Long term letting is allowed, however holiday letting is not permitted.

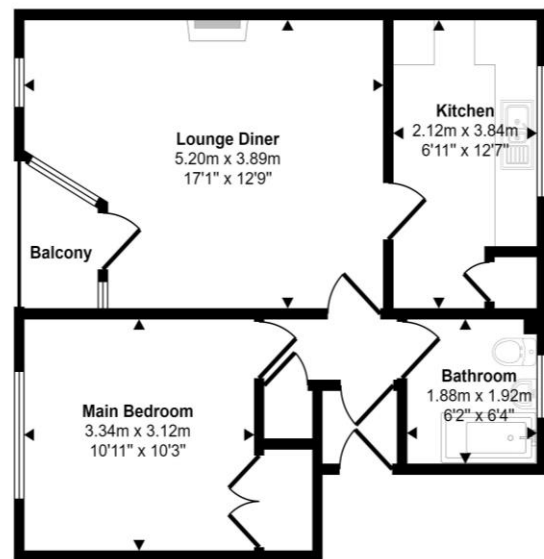
ENERGY PERFORMANCE RATING: C

COUNCIL TAX BAND: A

AGENTS NOTES

The Ofcom website indicates broadband and mobile reception is available at this property. Electric, water are all on mains supply, with mains drainage connection. No gas.

Approx Gross Internal Area
47 sq m / 505 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 B001905 Written by: Bill Bye