

## The Cove, Fishcombe Road, Brixham, TQ5 8BX



Located in the exclusive development of Fishcombe Cove, this **TWO BEDROOM FIRST FLOOR APARTMENT** enjoys open and sea views from the large forward facing balcony. The Cove development benefits from a communal heated swimming pool, allocated and guest parking, as well as gated access to the neighbouring Fishcombe Cove. The accommodation is centered around a sociable open plan kitchen / dining / living room with modern fitted kitchen benefiting from a range of integrated appliances. There are two bedrooms both having built in wardrobes with the principal bedroom having sliding doors to the balcony with open sea views, as well as a bathroom with shower over bath. The property itself is currently a successful holiday let, with numerous current and future bookings. Viewings are to be arranged via Eric Lloyd & Co.

**£299,950 Leasehold**

## ENTRANCE

Steps up from walkway to Upvc front door.

## OPEN PLAN KITCHEN / DINING / LIVING ROOM

### KITCHEN

Modern shaker style gloss white wall and base units with quartz effect worktops. Stainless steel sink with drainer. Four ring electric hob with splash back and cooker hood over. Built in electric oven under. Integrated slimline dish washer. Integrated washer dryer. Integrated fridge. Window to side and rear.

### LOUNGE / DINING AREA

Double opening sliding doors to balcony with open sea views. Ample space for living room furniture, dining table and chairs. Two electric radiators.

### BALCONY

Large balcony with open sea views. Wooden decking. Glass and stainless steel balustrades.

### BEDROOM 1

Sliding patio doors to balcony with sea views. Built in wardrobe. Built in airing cupboard, housing hot water tank. Electric radiator.

### BEDROOM 2

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

### BATHROOM

Bath with electric shower over and glass shower screen. Wall mounted basin with mirror over. Close coupled W.C. Electric heated towel rail. Tiled walls and floor. Window to rear.

### PARKING

The property comes with an 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.

### SOLAR PANELS

We are advised by the seller that these are owned outright.

### LEASE DETAILS

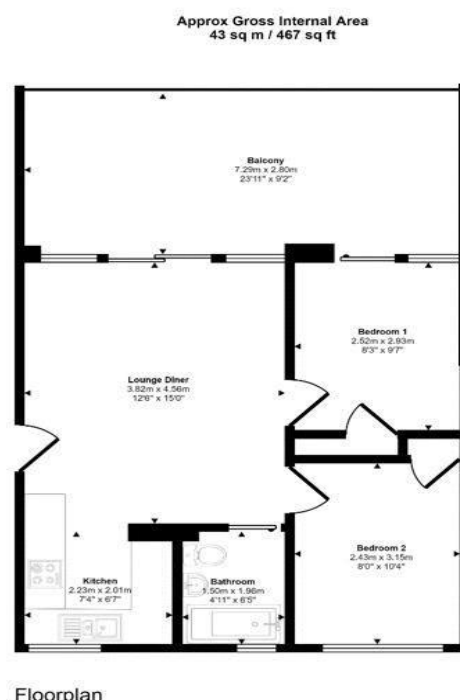
The property is held on a 125 year lease from January 2015 with purchased a share of freehold. We are advised that the annual maintenance charge is £2,000 no ground rent. The property can be used for 12 months of the year. No pets allowed for holiday makers. Owners are allowed pets, subject to directors approval.

**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.



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 B0012957 Written by: Bill Bye