

## Tinkerswood Court Parkham Road, Brixham TQ5 9BY



**THIS PROPERTY IS VACANT WITH NO ONWARD CHAIN.** Standing only a short distance from Brixham's town centre and picturesque harbour, this **ONE BEDROOM TOP FLOOR FLAT** is part of the conveniently positioned Tinkerswood Court. Accessed via steps to the side of the building, the front door is found along a communal terrace. There is a good size Lounge with large picture window enjoying lovely open views down over the rooftops of the town to the sea beyond. The flat is now in need of some updating and refurbishment to bring it in line with modern day expectations. UPVC framed double glazing has been fitted. To the front of the complex is access to the large garage which offers room for storage and a parking area in front. Tinkerswood Court enjoys a convenient location with local amenities found only a short distance away.

**£105,000 Freehold**

External approach steps lead to walkway with access via UPVC framed double glazed entrance door to ...

### **ENTRANCE HALL.**

Night storage heater. Deep store cupboard with plumbing for washing machine.

### **LOUNGE 13' 7" x 11' 5" (4.14m x 3.48m).**

Tiled fireplace and hearth with fitted gas fire. Dado rail. UPVC framed double glazed window enjoying a lovely view down over the rooftops of the town to the sea beyond. Sliding door to ...

### **KITCHEN 11' 6" x 6' 6" (3.50m x 1.83m).**

Wall and base units with white working surfaces. Stainless steel sink. Spaces for fridge. UPVC framed double glazed window enjoying the lovely views.

### **BEDROOM 1. 10' 6" x 9' 10" (3.20m x 2.99m)**

Wall mounted gas heater. Built-in wardrobes either side of bed recess with storage over. UPVC framed double glazed window.

**BATHROOM.** White suite of bath with mixer shower over, pedestal washbasin and low flush W.C. UPVC framed double glazed window. Wall mounted gas multi point water heater.

### **OUTSIDE**

### **INTEGRAL GARAGE 21' 2" x 11' 9" (6.45m x 3.58m).**

Tinkerswood Court is approached via a private road off Parkham Lane.

### **COUNCIL TAX BAND: A**

### **ENERGY PERFORMANCE CERTIFICATE: E**

**SERVICES:** Mains water, electricity and gas are installed. Broadband connection is available.

**PLEASE NOTE:** This is a FREEHOLD FLAT so If you are intending to purchase with a mortgage, then we suggest that you speak to a financial advisor before travelling to view.

The owners of Tinkerswood Court all have a share in Tinkerswood Court Management Company Limited and pay £50 per month towards maintenance.

The owner informs us, that the heating system is currently not working.



### **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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