

4 Priors Court New Road, Brixham, TQ5 8NE



A **TWO BEDROOM FIRST FLOOR FLAT** in an extremely handy position, within easy walking distance of Brixham's town and harbour, with a bus stop right outside. The town centre shops, along with all other facilities are all less than a quarter of a mile away, accessed via a level walk along New Road. The harbour with its promenade around to the outer marina is also only a short distance away. The flat offers an easily run home. The Lounge is of a good size and has a corner window with a view up New Road. The kitchen, located off the lounge features light wood effect units. There are two bedrooms the principal room being a double and the second having built in wardrobes. A bathroom comprises of bath with shower. Priors Court itself is a well maintained block with communal patio areas to the rear. An allocated off road **PARKING SPACE** is also included with the property, this is a real asset to a property so close to the town centre.

£125,000 Leasehold

ACCESS

The property is accessed via climbing the stairs to the side of Priors Court, across the communal patio and into the communal hall.

ENTRANCE HALL

Radiator.

LOUNGE 12' 5" x 12' 4" (3.78m x 3.76m)

Wooden framed double glazed corner window with a view up New Road. Radiator. Arch to:

KITCHEN 10' x 7' 7" max (3.05m x 2.31m)

Light wood faced wall and base units with marble effect working surfaces and stainless steel sink with drainer. Tiled splashback. Fitted four ring 'Ariston' gas hob with 'Ariston' cooker hood over. Built-in 'Ariston' electric oven. Washing machine can stay. Additional marble effect working surface with space under for fridge and freezer. 'Potterton' combination boiler. Radiator. Wooden framed double glazed window.

BEDROOM 1 13' 8" x 10' (4.17m x 3.05m) Radiator.

Wooden framed double glazed window.

BEDROOM 2 9' 1" x 7' 8" (2.77m x 2.34m)

Fitted twin single wardrobes with cupboards over and bed space between with bridging units over. Radiator.

Wooden framed double glazed window.

BATHROOM/W.C.

Bath with shower over, shower screen and paneled walls. Pedestal basin and low level W.C. Radiator. Tiled floor. Extractor fan.

OUTSIDE

COMMUNAL GARDENS

Communal patio area. Steps lead down to New Road.

ALLOCATED PARKING

The property comes with one allocated parking space.

LEASE DETAILS

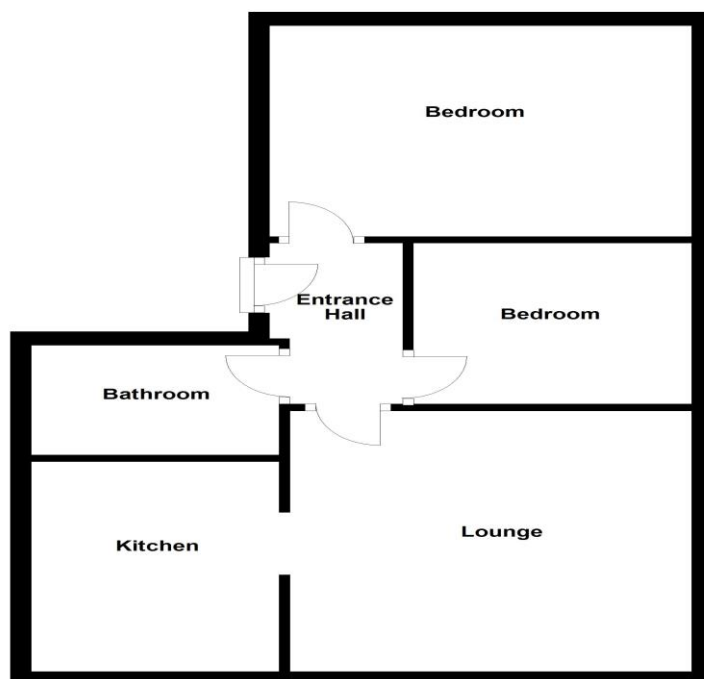
The property is held on a 999 year lease from June 1986. Maintenance is managed by Crown Property Management with an annual charge of £959 including buildings insurance. Peppercorn ground rent. We understand pets are allowed if permission is given by all other residence. No holiday letting. Long term letting allowed.

ENERGY PERFORMANCE RATING: TBC

COUNCIL TAX BAND: A

AGENTS NOTES

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



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 B001921 Written by: Bill Bye