

Alma Road, Brixham, TQ5 8QR



Tucked away on the quiet Alma Road, this **GROUND FLOOR FLAT** is being sold with **NO ONWARD CHAIN**. Alma Road itself is located within the popular Furzeham area of Brixham, within easy walking distance of Furzeham Green, Fishcombe Cove and less than three quarters of a mile away from the town and harbour. A real feature of the property is the private front and rear gardens, currently lawned with a patio to rear. Road parking is available however the front garden would lend itself well to driveway parking subject to consent. Internally the property is well presented throughout with a gloss white kitchen, good sized double aspect lounge / dining room, fully tiled bathroom with shower over bath, as well as two bedrooms. The principal room being a spacious double aspect room and the second having built in over bed storage.

£172,500 Leasehold

ENTRANCE PORCH

Upvc front door. Space for tumble dryer. Inner UPVC door.

HALLWAY

Radiator.

KITCHEN 9' 2" x 8' 7" (2.79m x 2.61m)

Gloss white wall and base units with wood effect worktops and tiled splash backs. One and a quarter bowl sink. Space for freestanding cooker, washing machine and fridge freezer. Wall mounted boiler. Radiator. Window to side.

LOUNGE / DINING ROOM 16' 2" x 10' 10" (4.92m x 3.30m) Double aspect room with window to front and side. Radiator.

BEDROOM 1 11' 3" x 10' 10" (3.43m x 3.30m)

Window to front. Radiator.

BEDROOM 2 8' 8" x 7' 5" (2.64m x 2.26m)

Built in over bed cupboards. Window to side. Radiator.

BATHROOM 5' 11" x 5' 7" (1.80m x 1.70m)

Bath with shower over. Shower curtain. Close coupled W.C. Pedestal basin. Radiator. Window to rear. Tiled walls and floor. Two built in mirror fronted vanity units.

OUTSIDE

GARDENS

The property benefits from private front and rear gardens on a level plot. Mainly laid to lawn with border flower beds. Gated pedestrian path leading to front door. Outside tap. Patio area perfect sitting out.

PARKING

Street parking is available on Alma Road. There is potential to create driveway parking, subject to the necessary consent.

LEASE INFORMATION

The property is held on a 999 year lease from 2018.

Maintenance Charge: 50/50 Split with upstairs

Ground Rent: No Charge

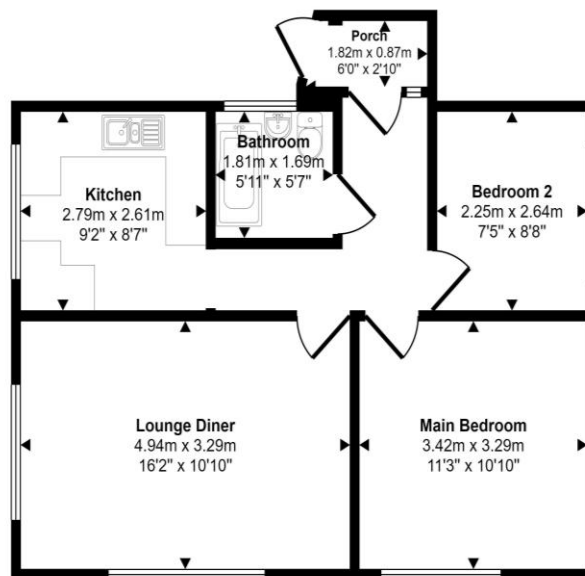
COUNCIL TAX BAND: B

ENERGY PERFORMANCE RATING: C

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.

Approx Gross Internal Area
54 sq m / 579 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.

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