

Windmill Court Windmill Hill, Brixham, TQ5 9HG



Enjoying an open outlook across Brixham town this **TWO BEDROOM PURPOSE BUILT FLAT** is well presented throughout, located within walking distance of Brixham's town and harbour. The property offers **ALLOCATED PARKING** as well as guest parking and a **GARAGE WITH WORKSHOP TO REAR**. Internally, the property is finished to a modern style, the real feature being the open plan style kitchen / dining / living room which create a sociable hub, with modern gloss white fitted kitchen and integrated appliances. There is also a balcony off the lounge enjoying open views across the town. There are two good sized bedrooms along with a spacious modern shower room with walk in shower and fully panelled walls. Internal viewing is highly recommended.

£175,000 Leasehold

ENTRANCE HALL

UPVC door opening into entrance hall. Pro-tek wood effect flooring.

OPEN PLAN KITCHEN / DINING / LIVING ROOM 19' 10" x 16' 9" at largest (6.04m x 5.10m)

Spacious room with a bright sunny aspect creating a sociable living area.

KITCHEN

Gloss white wall and base units with stone effect worktops and stone splash back. Under unit lights. Inset stainless steel sink with drainer. Free standing electric cooker with cooker hood above. Plumbing and space for washing machine. Breakfast bar. LOUNGE / DINING AREA Ample space for furniture. Slimline digital radiator. Open views across Brixham town. Pro-tek wood effect flooring.

BALCONY 7' 1" x 3' 8" (2.16m x 1.12m)

Sunny aspect with open views across Brixham. Galvanised balustrade.

BEDROOM 1 12' 4" x 8' 8" (3.76m x 2.64m)

Good sized room. Window to rear. Slimline digital radiator.

BEDROOM 2 9' 1" x 7' 9" (2.77m x 2.36m)

Window to rear. Slimline digital radiator.

SHOWER ROOM 7' 9" x 5' 6" (2.36m x 1.68m)

Large walk in shower with electric "Triton" shower unit. Basin in gloss white vanity unit. Close coupled W.C. Electric heated towel rail. Pro-tek wood effect flooring. Fully clad walls.

GARAGE 17' 3" x 9' 6" (5.25m x 2.89m)

Power and lighting. Access to:

WORKSHOP 11' 5" x 9' 7" (3.48m x 2.92m)

Window to rear. Power and lighting.

PARKING

A single parking space can be found outside the garage. Visitor parking is also available.

GENERAL INFORMATION

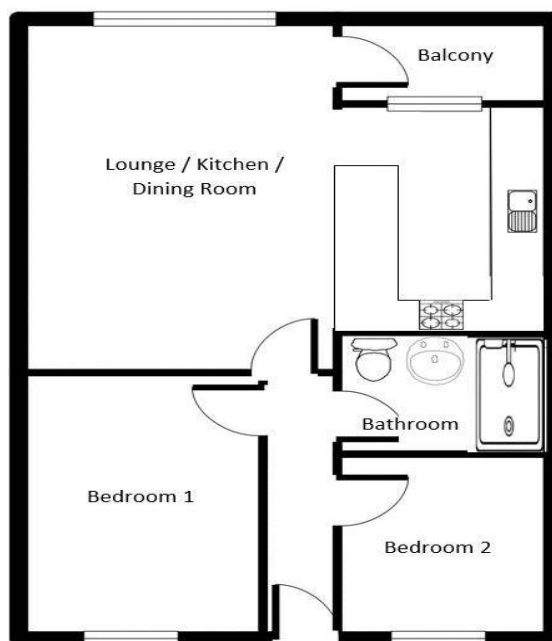
We understand from the seller that the flat is held on a 199-year Lease from 29th September 1973 and each flat owner owns a 1/24th share in the Freehold. The maintenance charge is £1,464 annually including building insurance, general building maintenance and cleaning. Pets are allowed as long as they do not cause annoyance to any other flat occupier. No holiday letting is allowed.

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.

COUNCIL TAX BAND: A

ENERGY PERFORMANCE RATING: C



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 B001898 Written by: Bill Bye