

Raddicombe Drive, Brixham, TQ5 0EZ



A purpose built, **TWO BEDROOM** flat, offered for sale with **NO ONWARD CHAIN** located on the semi rural fringe of Brixham within in the parish of Kingswear.

This super flat benefits from a lovely open aspect over Brixham to the sea beyond along with private entrance, parking and garage beneath. The lounge/dining room has a **BALCONY** off again, enjoying the semi rural and sea view. There is a good size fitted kitchen with integral appliances. As mentioned, there are two bedrooms, the principal having fitted wardrobes to one wall. The bathroom/w.c. is a modern white suite. Internal viewing is recommended. Double glazed windows are installed along with electric heating.

Raddicombe Drive enjoys a peaceful location yet is only a short drive or bus away from Brixham town centre with its waterfront and harbour, Kingswear and the historic Port of Dartmouth over the River Dart are also close-by.

£167,500 Leasehold

Steps up from the side of the building leading to:
Private entrance door:

ENTRANCE HALL.

Electric radiator. Fitted shelf. Part shelved storage cupboard. Doors to:

LOUNGE/DINING ROOM. 16' 4" x 13' 4" (4.97m x 4.06m)

A good size, comfortable room with double glazed window and further window and door to covered **BALCONY** enjoying an open, semi rural outlook over Brixham with the sea beyond. Electric radiator. Access to:

KITCHEN. 8' 11" x 8' 0" (2.72m x 2.44m)

Fitted with a range of beech effect wall and base cupboards with contrasting roll edge working surfaces and inset one and a half bowl stainless steel sink and drainer with mixer tap over. Tiled surrounds. Integral washing machine, fridge and freezer. Built in electric cooker with hob and cooker hood over. Dual aspect double glazed windows.

BEDROOM 1. 13' 5" x 12' 10" (4.09m x 3.91m) max.

A good size principal bedroom providing ample storage having one wall fitted with mirror fronted, full height wardrobes with various shelving and hanging space. Double glazed window. Electric radiator.

BEDROOM 2. 8' 11" x 7' 4" (2.72m x 2.23m)

Double glazed window. Built in storage cupboard/wardrobe. Dimplex electric heater.

BATHROOM/W.C.

Comprising white suite of panelled bath with mixer tap and shower attachment. Pedestal wash basin with mirrored cupboard over and shaver point to side. Close coupled W.C. Modern wall tiling. Cupboard housing factory lagged hot water cylinder.

OUTSIDE.

Communal gardens surrounding and driveway/parking area to the front of the building.

GARAGE. 17' 6" x 7' 11" (5.33m x 2.41m)

The garage is located underneath the flat and we understand that our vendor also has the use of a secondary garage immediately adjacent.

LEASE DETAILS.

We are informed that the flat is held on a 189 year lease. (Running from 1969)

The current maintenance fee is £800 per annum including ground rent.

Pets are not permitted. Holiday letting not permitted.

Long term letting is allowed.

RTM Company Ltd Management

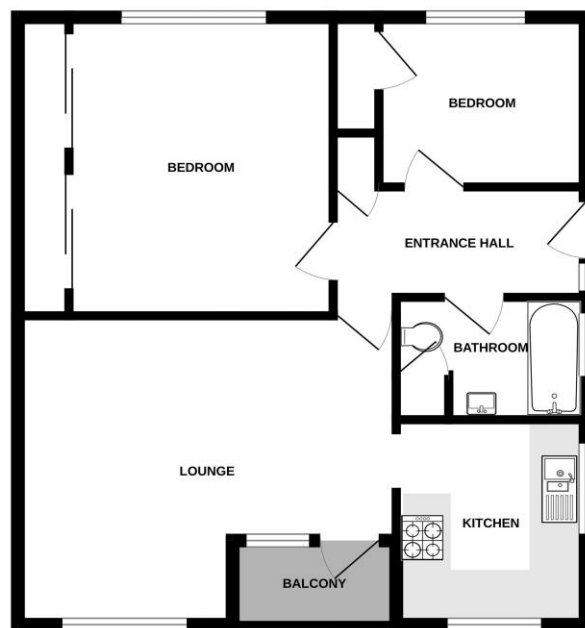
COUNCIL TAX BAND: A

ENERGY RATING: E

AGENTS NOTES.

The Ofcom website indicates broadband and mobile reception is available at this property. Electric and water on mains supply. No mains gas available in this location.

ENTRANCE FLOOR
56.8 sq.m. (612 sq.ft.) approx.



TOTAL FLOOR AREA: 56.8 sq.m. (612 sq.ft.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of floors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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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