

Torbay Court Marina Drive, Brixham, TQ5 9BD



Located at the end of a quiet cul-de-sac this **PURPOSE BUILT GROUND FLOOR FLAT** offers incredible panoramic sea, harbour and coastal views and is being offer for sale with **NO ONWARD CHAIN**. A real benefit is the level access from the communal front door, whilst retaining an elevated position, making the most of the views. Internally, the property has been professionally refurbished throughout, featuring a modern bathroom with electric shower over the bath, as well as a spacious double bedroom with outstanding views. The spacious lounge / dining room also enjoys the spectacular views and allows access to the modern fitted kitchen with gloss white units and space for multiple appliances. Torbay Court itself is a well kept apartment block, with beautiful surrounding gardens. It is located less than a mile away from Brixham's town and harbour, whilst the Berry Head Nature reserve is within easy reach.

£179,950 Leasehold

COMMUNAL ENTRANCE

Communal entrance door and corridor.

ENTRANCE HALL

Glazed wooden door. Storage cupboard with electrical consumer unit. Dimplex Quantum night storage heater.

BATHROOM 7' 0" x 6' 8" (2.13m x 2.03m)

Bath with Mira electric shower over and glass shower screen. Close coupled W.C. Pedestal basin. Heated towel rail. Window. Large airing cupboard housing hot water tank.

BEDROOM 15' 8" x 9' 0" (4.77m x 2.74m)

Spacious double room with window to rear enjoying outstanding sea and harbour views.

LOUNGE / DINING ROOM 22' 9" x 10' 1" (6.93m x 3.07m) Window to front with superb sea, harbour and coastal views. Ample space for dining and living room furniture.

KITCHEN 10' 0" x 6' 3" (3.05m x 1.90m)

Gloss white wall and base units with quartz effect worktops. Stainless steel sink with tiled splash backs. Space for freestanding cooker, cooker hood. Space for washing machine and space for under counter fridge / freezer.

OUTSIDE

Well kept communal surrounding gardens.

LEASE DETAILS

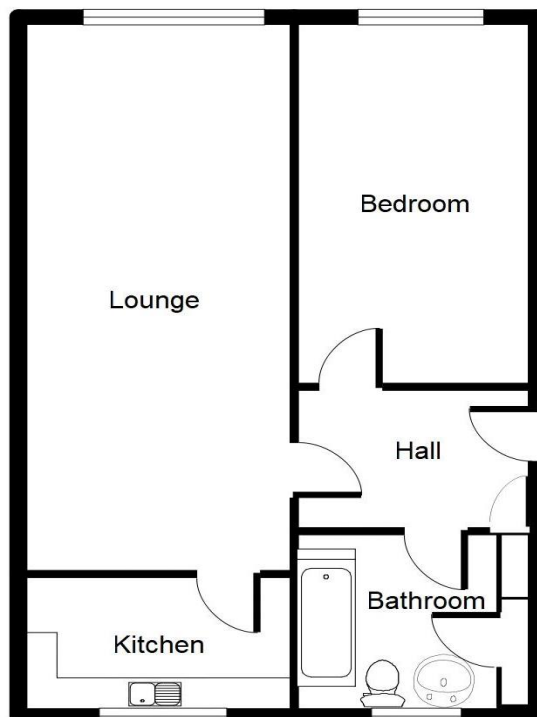
The property is held on a 999 year lease from September 1965. The property has the added benefit of holding a share of freehold. The 2025 maintenance charge is £1,005 every 6 months. This includes water, buildings insurance, garden maintenance etc. Pepper corn ground rent. Long term letting is permitted, however holiday letting is not. Pets allowed.

ENERGY PERFORMANCE RATING: D

COUNCIL TAX BAND: B

AGENTS NOTES:

The Ofcom website indicates broadband and mobile reception is available at this property. Electric and water are all on mains supply, with a mains drainage connection. There is no gas to the property. Heating is via Dimplex Quantum night storage heaters. The property has recently been fully, professionally refurbished, due to fire damage and subsequent insurance claim.



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 B002031 Written by: Bill Bye