

## Poundsgate Close, Brixham, TQ5 9HJ



An immaculate and modern, two bedroom **BUNGALOW** located on the popular Poundsgate Retirement complex providing worry free living for the over 60's with support from a scheme manager and 24 hour Telecare alarm system via pull cords in all rooms.

The bungalow offers spacious and well presented accommodation having a fabulous dual aspect fitted kitchen, good size lounge dining room and two double bedrooms, both with fitted wardrobes. The modern shower room/w.c. boasts a double size shower enclosure. Gas fired central heating is installed along with double glazing.

The development includes many facilities such as communal lounge with kitchen area within the complex, ample visitor parking and communal grounds with drying areas. The bungalow is acquired on a 70% equity share.

Brixham town centre and Berry Head nature reserve is less than a mile distant and a local bus service passes the end of the road.

### 70% Shared Equity £129,950 Leasehold

Double glazed entrance door opens to:

#### **ENTRANCE PORCH.**

Radiator. Half glazed inner door to:

#### **LOUNGE/DINING ROOM. 14' 3" x 12' 4" (4.34m x 3.76m) reducing**

A good size room with ample space for table/chairs and soft seating. Double glazed window to front. Radiator. Emergency pull cord. Door to:

#### **KITCHEN. 7' 9" x 10' 8" (2.36m x 3.25m)**

A modern cream faced, shaker style fitted kitchen with ample wall and base cupboards and wood effect working surfaces with inset one and a half bowl stainless steel sink and drainer. Integral fridge/freezer and dishwasher and built in eye level electric double oven/grill with hob to side. Smart tiled surrounds. Radiator. Two double glazed windows.

#### **INNER HALL.**

Emergency pull cord. Storage/linen cupboard housing Worcester gas fired combination boiler.

#### **BEDROOM 1. 11' 9" x 10' 5" (3.58m x 3.17m) (including depth of wardrobes)**

Mirror fronted fitted wardrobes to two walls. Radiator. Double glazed window. Emergency pull cord.

#### **BEDROOM 2. 9' 8" x 7' 6" (2.94m x 2.28m)**

Fitted mirror fronted double wardrobe. Radiator. Emergency pull cord. Double glazed door and window to rear.

#### **SHOWER ROOM/W.C.**

Modern shower room comprising large shower enclosure with fitted mains shower. Low level W.C. White bathroom unit with inset washbasin and storage cupboards. Tiled walls. Radiator. Double glazed window. Emergency pull cord.

#### **OUTSIDE**

Communal grounds with various seating areas and drying areas. Visitor parking. There is also a resident's lounge and kitchen within the development. Scheme manager's office.

#### **COUNCIL TAX BAND: A**

#### **ENERGY RATING: C**

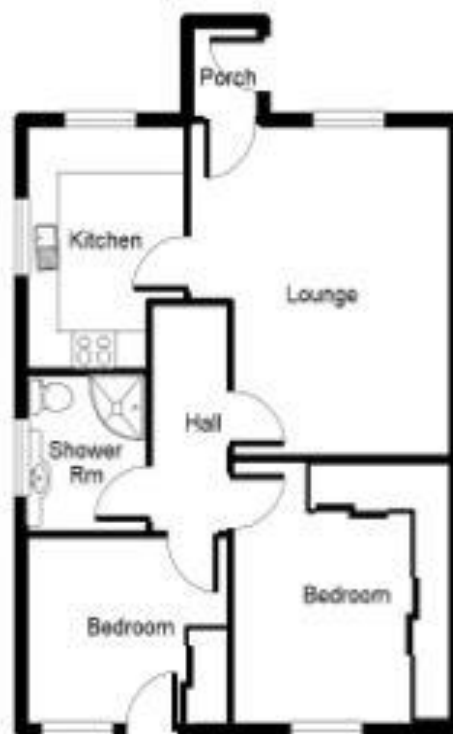
#### **LEASE INFORMATION.**

A new lease will be drawn up for the new owner. We are advised that the service charge is £231.53 per month which includes warden services, emergency call system, garden maintenance, lighting and cleaning of communal areas., external repairs and redecoration, buildings insurance and management charge. (Managed by Sanctuary).

The property is acquired on a 70% equity share and must be the owner's sole residence.

The property has to be a purchaser's sole property and Poundsgate is restricted to owners over the age of 60.

**NOTES:** All mains services are connected. The Ofcom website indicates that standard and superfast broadband is available. Please check with your mobile provider for mobile coverage.



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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