

ENTRANCE CAR PORT. Covered parking for one car. Zappi 2 smart electric vehicle charger. Lockable storage cupboard. Outside tap. Outside socket. Security light. Store cupboard with electric consumer unit, meter and gas meter.

ENTRANCE HALL. Under stairs cupboard. Shoes store. Radiator. Stairs to first floor.

BATHROOM 9' 5" x 4' 8" (2.87m x 1.42m). Bath with shower over and folding glass screen. Basin on wood effect vanity unit with integrated W.C. Mirror fronted wall mounted vanity unit. Duel fuel heated towel rail. Tiled floor with electric under floor heating and tiled walls. High level window to rear.

BEDROOM 3 11' 1" x 8' 1" (3.38m x 2.46m). Bi-folding doors to rear decking. Extensive fitted shelving. Radiator. Tiled floor. Door to bathroom.

FIRST FLOOR

OPEN PLAN KITCHEN / DINING / LIVING ROOM 38' 0" x 11' 2" (11.57m x 3.40m) OVERALL

KITCHEN. Gloss white wall and base units with quartz worktops and upstands. Inset stainless black composite sink with worktop drainer, food waste disposal unit and flexible tap. AEG induction hob with glass splash back and extractor hood over. Two built in Siemens internet combi oven and microwave. Integrated Bosch dish washer. Integrated Smeg washer dryer. Slide out pantry draws. Breakfast bar.

DINING AREA. Ample space for dining table and chairs. Radiator.

LOUNGE AREA. Sliding patio doors accessing rear balcony with superb sea and coastal views. Wood effect laminate flooring. Modern radiators. Ariel, telephone and broadband points.

BALCONY. Simply outstanding sea and coastal views. Glass and stainless steel balustrades. Tiled floor. Wall light. Double socket.

TOP FLOOR – LANDING. Light tube. Glass and stainless steel balustrades.

PRINCIPAL BEDROOM 15' 0" x 11' 2" (4.57m x 3.40m) at largest. Window to rear with outstanding sea and coast views. Radiator. Built in mirror fronted wardrobe. Door to:

PRINCIPAL EN-SUITE 7' 11" x 5' 3" (2.41m x 1.60m). Large walk in shower with rainfall head. W.C with concealed cistern. Basin on wood effect vanity unit. Wall mounted mirror fronted vanity unit. Sky light. Duel fuel heated towel rail. Tiled walls and floor. Shaver points.



BEDROOM 2 11' 2" x 10' 7" narrowing to 8' 8" (3.40m x 3.22m). Window to rear with sea views towards Berry Head. Radiator. Do to en-suite.

BEDROOM 2 EN-SUITE 6' 2" x 5' 3" (1.88m x 1.60m). Quadrant shower cubicle. Basin on gloss white vanity unit. LED lit wall mounted mirror. W.C with concealed cistern. Duel fuel heated towel rail. Tiled floor. Light tube.

OUTSIDE

REAR DECK 20' 0" x 11' 7" (6.09m x 3.53m). Large composite west facing deck with sea views, enjoying the afternoon / evening sun. Glass and stainless steel balustrades. Two double outside sockets. Outside wall lights and separate deck lights. Remote controlled sun canopy. Steps down to communal garden.

UNDER DECK STORAGE. Double Upvc doors accessed from communal garden. Large store with power and lighting. Suitable for bikes, canoes etc

COMMUNAL GARDENS. Beautifully maintained gardens. Mainly laid to lawn, with well planted border flower beds. Pedestrian access both sides. Central pergola with seating.

PARKING - Ample guest parking.

LEASE INFORMATION. The property is held on a freehold title, whilst the surrounding communal land is leasehold. The property is sold with the benefit of a 1/8th share of the Marina Court Land Company, which in turn owns the freehold of the surrounding land. A £70 monthly charge is payable for garden maintenance, bin cleaning and window cleaning.

SOLAR PANELS & BATTERY STORAGE. New roof (fitted 2021 with 20 year guarantee), with solar array.

ENERGY PERFORMANCE RATING: B

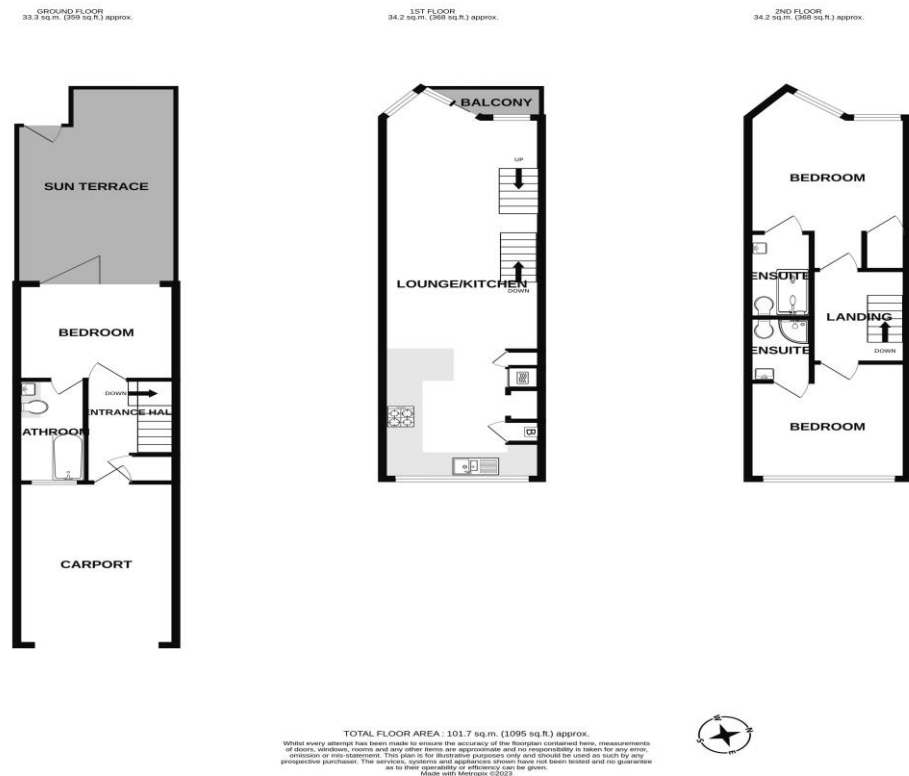
COUNCIL TAX BAND: C



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 B001788 Written by: R.C

Marina Court Heath Road, Brixham, TQ5 9AT



LAYOUT GUIDE ONLY – NOT TO SCALE



MARINE TOWN HOUSE: Fully modernised three double Bedroom (all en-suite) mid-terrace freehold property (**EPC B**) in the sought after Berry Head area with superb panoramic coastal views from all rooms. Only a short walk from bustling Brixham, the Nature Reserve, the South West Coastal Path and the sea, it's a perfect low maintenance, lock-and-leave coastal property. The property is immaculate. An open plan kitchen/dining living room with sliding doors leads to a west facing balcony with stunning sea views. The modern kitchen features quartz worktops, top-of-the-range appliances, including two conventional/microwave ovens, an induction hob, and an American-style fridge-freezer with ice and water. Upstairs features a principal bedroom with panoramic bay views and generous en-suite. The second double bedroom (en-suite) offers views of Berry Head nature reserve and the sea. The ground floor has a third bedroom with a jack & jill bathroom and bi-folding doors to a large sunny deck with garden and sea views. The deck has glass and stainless-steel balustrades, an electric awning, power points, and Philips Hue lighting. Access to the beautifully presented surrounding communal gardens. Beneath the deck is a large lockable storage area with power and lighting, suitable for canoes, bikes

£525,000 Freehold