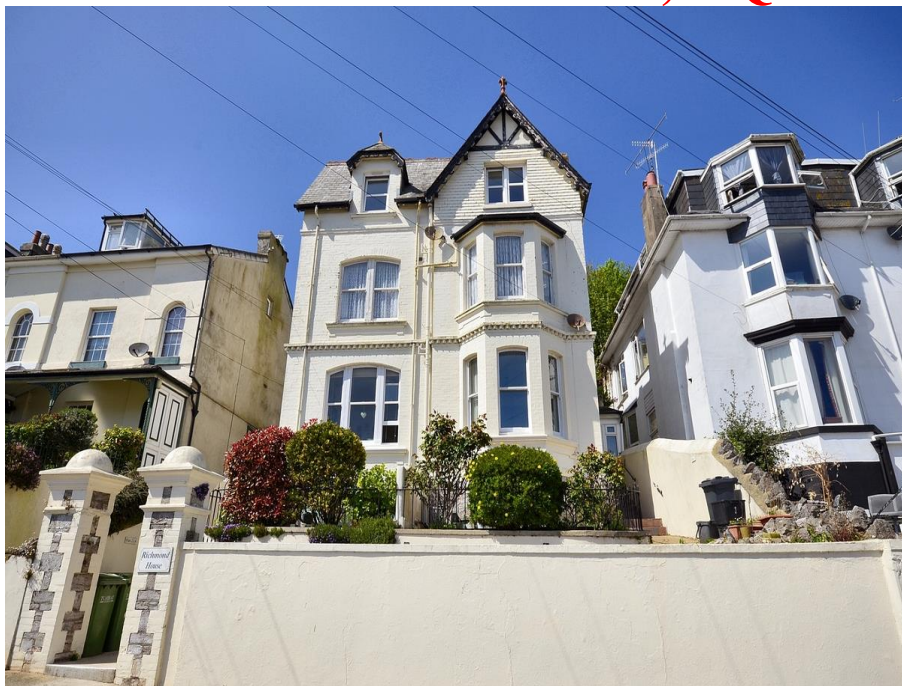


Richmond House, Higher Manor Road, Brixham, TQ5 8HA



Located within easy walking distance of Brixham's town centre and harbour. This **TWO BEDROOM FLAT** offers a wealth of space and enjoys open town views. Richmond House itself was originally a Victorian Villa, in more recent times it was skilfully divided into four separate flats. There is a real community feel within the block, shown by the well presented exterior and beautifully kept terraced gardens to the rear. Each flat now benefits from a share of freehold. An allocated parking space is located across the road and the private South Facing garden is located just in front of the flat. Stepping inside, the flat is arranged across two floors. The welcoming entrance hall opens up into the modern fitted kitchen with integrated appliances, granite effect worktops and ample storage, this flows through to the spacious lounge which is flooded in light by the three feature sliding sash windows. The bathroom benefits from a shower over bath and there are two bedrooms, the first is accessed off the entrance hall, whilst the second is located downstairs, with access to a wet room style en-suite. Internal viewing is highly recommended.

£195,000 Leasehold

ENTRANCE HALL

Upvc front door. Radiator. Open to:

KITCHEN 12' 7" x 9' 8" (3.83m x 2.94m)

Shaker style wall and base units with granite effect worktops and upstands. Stainless steel sink with drainer. Neff electric oven. Neff gas hob with cooker hood over. Integrated washing machine. Integrated fridge freezer. Wall mounted Ideal Logic boiler. Large store cupboard. Radiator. Stairs to lower level.

LOUNGE 12' 2" x 13' 3" (3.71m x 4.04m)

Large sliding sash windows to front with open town views. Central fireplace with electric fire. Radiator.

BEDROOM 2 10' 0" x 9' 7" (3.05m x 2.92m)

Window to rear. Radiator. Velux window.

BATHROOM 6' 3" x 5' 7" (1.90m x 1.70m)

Bath with rainfall shower over and glass shower screen. Pedestal basin. Close coupled W.C. Tiled walls. Heated towel rail.

DOWNSTAIRS BEDROOM 12' 2" x 9' 1" (3.71m x 2.77m)

Window to front. Radiator.

EN-SUITE

Wetroom style en-suite with Mira electric shower. Pedestal basin. Close coupled W.C.

OUTSIDE

PRIVATE GARDEN

This flat enjoys a private garden positioned to the front on the block. Beautifully planted with open town views.

COMMUNAL GARDENS

Accessed from the communal footpath, up the metal steps. Very well kept gardens arranged across three terraces. Mainly laid to lawn with border flower beds. Pedestrian access to South Furzeham Road.

PARKING

This property benefits from an allocated parking space located on the opposite side of the road to Richmond House.

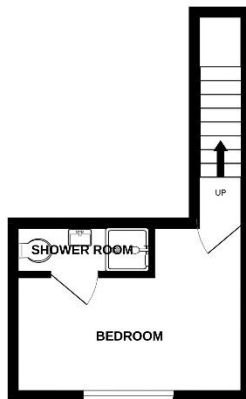
LEASE DETAILS

The property is held on a 125 year lease from 2005. The property comes with the added benefit of holding 1/4 share of freehold. Maintenance charge is currently £50PCM. No ground rent. Long term letting is allowed. Pets are allowed. Holiday letting is not allowed.

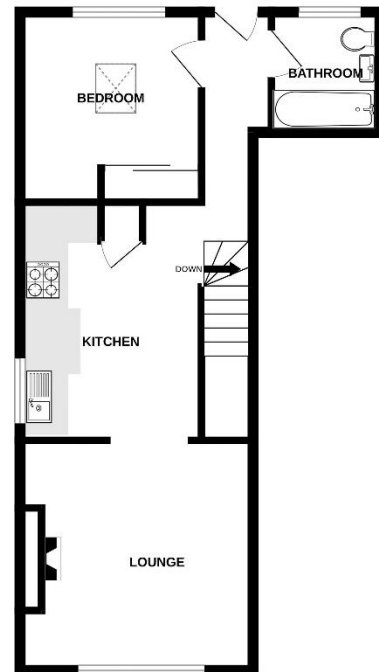
ENERGY PERFORMANCE RATING: D

COUNCIL TAX BAND: A

GROUND FLOOR
13.4 sq.m. (144 sq.ft.) approx.



ENTRANCE FLOOR
44.1 sq.m. (475 sq.ft.) approx.



TOTAL FLOOR AREA: 57.5 sq.m. (619 sq.ft.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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.
Made with Metropix 12/05



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 B002062 Written by: Bill Bye