

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



This **TWO BEDROOM FLAT** is being offered for sale with **NO ONWARD CHAIN**. Richmond House itself is a well kept block of just 4 flats, benefiting from a 1/4 share of freehold, allocated parking spaces and beautifully kept communal gardens. Its location creates quiet surroundings, with the added benefit of Brixham's town and harbour being within easy walking distance. Stepping inside, you are welcomed by the open plan style kitchen / dining room which flows through to the spacious lounge with bay windows enjoying the open town views. One of the two bedrooms is located to the rear, adjacent to the bathroom with bath over shower, whilst the second bedroom is accessed via descending the stairs to the lower level and comes complete with a handy en-suite. The flat benefits from a private walkway from the road, passing the flat's private garden with sunny southerly aspect and landscaped to create a low maintenance patio garden. Further communal gardens are located to the rear of the block.

£195,000 Leasehold

ENTRANCE

Private walkway to flat. Upvc front door. Opening to:

KITCHEN 13' 6" x 9' 7" (4.11m x 2.92m)

A range of wall and base units with granite effect worktops and tiled splash backs. Stainless steel sink with drainer. Bosch electric oven. Gas hob with stainless steel splash back and cooker hood over. Integrated fridge freezer. Space for washing machine and tumble dryer. High level boiler. Space for dining table and chairs. Large built in store cupboard. Radiator.

LOUNGE 15' 7" x 12' 1" (4.75m x 3.68m)

Spacious bright room with bay window to front. Central electric fire. Radiator.

INNER HALL

Meter cupboard. Shelving.

BATHROOM 6' 8" x 4' 8" (2.03m x 1.42m)

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

BEDROOM 2 10' 3" x 9' 6" (3.12m x 2.89m)

Window to rear. Radiator.

BEDROOM 1 10' 11" x 10' 9" (3.32m x 3.27m)

Located on the lower level accessed via stairs. Window to front. Radiator.

EN-SUITE

Mira electric shower. Wall mounted basin. Close coupled W.C. Tiled walls.

OUTSIDE

PRIVATE FRONT GARDEN

Located directly to the front of the flat, this patio garden with surrounding shrubs is privately owned by this flat.

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.

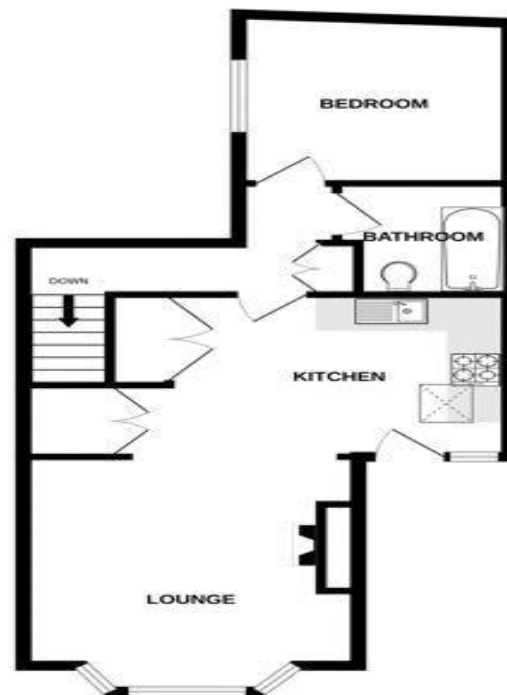
LEASE DETAILS

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.

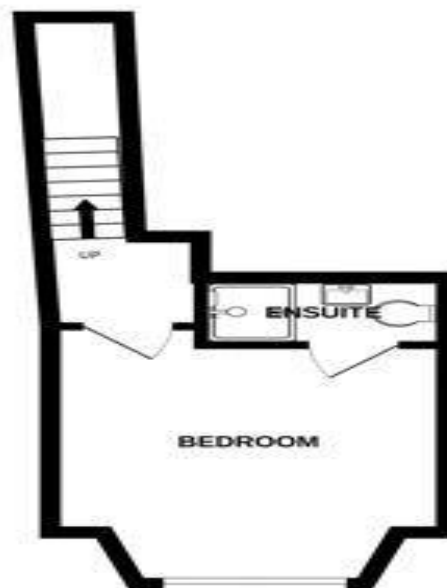
ENERGY PERFORMANCE RATING: D

COUNCIL TAX BAND: A

ENTRANCE FLOOR
48.2 sq. ft. (538 sq. ft.) approx.



GROUND FLOOR
48.2 sq. ft. (538 sq. ft.) approx.



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 B002070 Written by: Bill Bye