

## Penpethy Close, Brixham, TQ5 8NP



This well presented purpose built **TWO BEDROOM FLAT** is nestled in the quiet cul-de-sac of Penpethy Close, roughly half a mile away from Brixham's town and harbour. The property itself benefits from well kept, private front and rear gardens. The rear garden can be accessed from both the communal path and steps leading down from the kitchen. Stepping inside, you are welcomed by a spacious entrance hall, the modern fitted kitchen allows access to the balcony with steps down to the back garden. There is also a spacious lounge / dining room with open views, a modern shower room with walk in shower, as well as two double bedrooms, the principal room benefiting from built in wardrobes. A real feature of this block is the **SHARE OF FREEHOLD** that comes as part of the sale, this means maintenance and upkeep of the block is kept in-house, substantially reducing the maintenance charges. Internal viewing is highly recommended to get a feel of the quality and space on offer.

**£179,950 Leasehold**

## ENTRANCE HALL

Covered approach with Upvc front door. Two large store cupboards. Radiator.

## KITCHEN 11' 3" x 8' 8" (3.43m x 2.64m)

White wall and base units with granite effect worktops and upstands. Tiled splash backs. Inset stainless steel sink with drainer. Space for freestanding electric oven with stainless steel splash back and cooker hood over. Wall mounted boiler. Space for freestanding fridge freezer. Space for dishwasher. Window and door to rear, allowing access to balcony and steps down to garden.

**LOUNGE / DINING ROOM 19' 0" x 11' 10" (5.79m x 3.60m)** Two windows to rear with open views. Central ornate fireplace. Radiator. Ample space for both living and dining room furniture.

## SHOWER ROOM 6' 0" x 8' 0" (1.83m x 2.44m)

Large walk in shower with rainfall shower head. Basin on gloss finished vanity unit with integrated W.C. Heated towel rail. Window to rear.

## BEDROOM 1 10' 0" x 12' 0" (3.05m x 3.65m)

Built in wardrobes. Window to front. Radiator.

## BEDROOM 2 10' 2" x 8' 8" (3.10m x 2.64m)

Window to front. Radiator.

## OUTSIDE

### FRONT GARDEN

Private garden area to front. Beautifully terraces with ornate gravel and raised deck. Outside tap.

### BACK GARDEN

Balcony comprising of composite decked area with steps lead down to the private rear garden arranged across multiple terraces. Beautifully planted and landscaped with mature shrubs and patio area. Outside tap. Access to side of building with steps leading to road level. Additional large under store with electricity and plumbing for washing machine.

## LEASE DETAILS

The property is held on a 999 year lease from December 1971. The property benefits from owning a share of freehold. £0 ground rent. Roof maintenance and buildings insurance is split between the flats involved. Long term letting and pets are permitted.

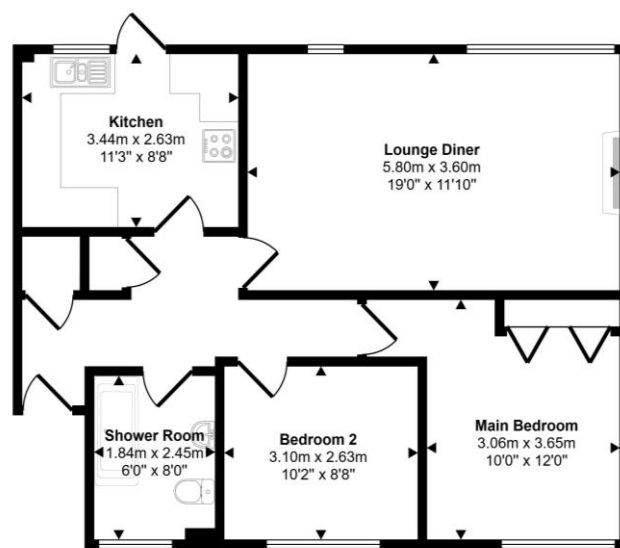
## AGENTS NOTES:

The Ofcom website indicates broadband and mobile reception is available at this property. Electric, water and gas are on mains supply, with mains drainage connection

## ENERGY PERFORMANCE RATING: C

## COUNCIL TAX BAND: B

Approx Gross Internal Area  
67 sq m / 724 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

## 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 B002069 Written by: Bill Bye