

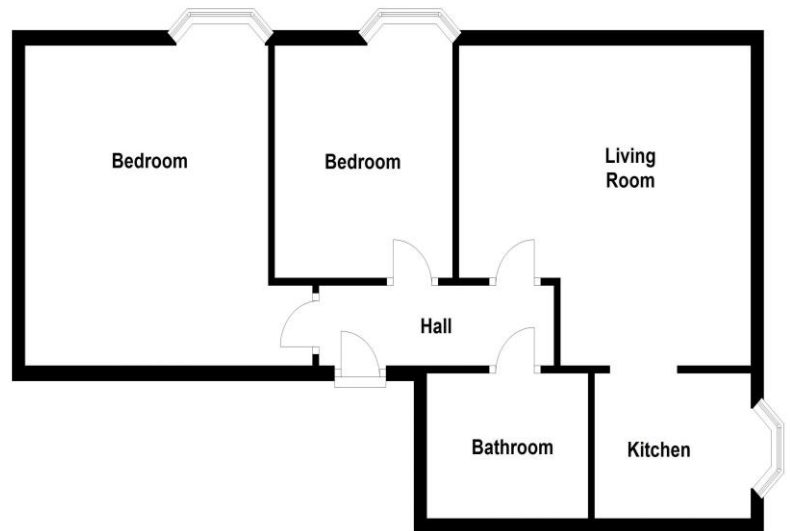
Brixham Villa, 123 New Road, Brixham, TQ5 8BY



Located within walking distance of Brixham town centre, this attractive **TWO BEDROOM FIRST FLOOR FLAT** offers well-presented accommodation and a light-filled layout, perfectly suited for first-time buyers, investors, or those seeking a low-maintenance home close to local amenities. All with the added benefit of **NO ONWARD CHAIN**. A Sainsbury's Local is situated just down the road, while regular bus services pass by, connecting easily with surrounding areas. The flat enjoys a south-east-facing aspect, ensuring plenty of natural light throughout the day. Heating is provided by electric wall mounted heaters. The principal bedroom is a spacious double, while the second makes a comfortable small double or generous single. Both are tastefully decorated, in keeping with the property's modern, yet characterful finish. The lounge/dining room is a welcoming living space, featuring an ornate wooden fireplace as a focal point and an open aspect to the front. This room flows seamlessly through to the kitchen, fitted with sleek gloss white wall and base units, wood-effect worktops, and an integrated electric oven, hob, and cooker hood. There is also provision for a fridge/freezer and washing machine, with a side-facing window providing additional natural light. The bathroom is well equipped with a bath, Triton electric shower over with glass screen, WC, pedestal basin and electric heated towel rail. The airing cupboard with hot water tank provides excellent storage

£142,950 Leasehold

Floor Plan



ENTRANCE

The flat is approached via the external steps to the side of the building which in turn give access to a SHARED ENTRANCE FOYER. There is a private front door from this foyer opening to:

ENTRANCE HALL

LIVING ROOM 14' 10" x 13' 8" (4.52m x 4.16m) overall maximum dimensions

Double glazed window with an open view. Timber fire surround. Electric panel heater. Arch to:

KITCHEN 9' 6" x 6' 3" (2.89m x 1.90m) overall

Fitted in a galley style with a range of gloss white faced wall and base units with wood effect worktops and up stands. Stainless steel sink. Fitted four ring electric hob with concealed hood over and built in oven under. Spaces for washing machine and fridge/freezer. Double glazed window to the side.

BEDROOM 1 13' 9" x 12' 5" (4.19m x 3.78m) plus door recess

Double glazed window with an open aspect. Electric panel heater.

BEDROOM 2 9' 10" x 9' 1" (2.99m x 2.77m)

Double glazed window with an open aspect. Electric panel heater.

BATHROOM/W.C. 8' 2" x 6' 2" (2.49m x 1.88m)

Marble effect laminate wall cladding. White suite of panelled bath with electric shower unit and shower screen, pedestal basin and close coupled W.C. Heated towel rail. Airing cupboard with hot water tank.

LEASE INFORMATION

The property is held on a 99 year lease from August 2017. Ground rent is £150per annum. Maintenance charge is in the region of £1,000 per annum. Long term letting is permitted. Holiday letting and Pets are not.

AGENTS NOTES

The ofcom website indicated that broadband and mobile phone reception are available at this address. The property is on mains water, drainage and electric. There is no gas connection. The heating is via electric heaters.

ENERGY PERFORMANCE RATING: E

COUNCIL TAX BAND: A

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 B003030 Written by: Bill Bye