

Alma Road, Brixham, TQ5 8QR



An exciting opportunity to purchase **TWO PURPOSE BUILT FLATS**, each having two bedrooms and their own level garden area. The position couldn't be better, being just a few moments from the Furzeham Green as well as having Battery Gardens and Fishcombe Cove only a short walk away, offering some fantastic coastal walks and spectacular scenery. Each flat benefits from good size rooms and having their own entrance, making this the ideal investment property. There is a driveway adjacent and there are level front and rear gardens with the back gardens being separated down the middle. Gas fired central heating is installed for both flats with each having their own boiler and UPVC framed double glazing is in place. The town centre and harbour are approximately one mile away with the bus stop found on Higher Furzeham Road.

£289,950 Freehold

TOP FLOOR FLAT

Accessed via outside staircase

ENTRANCE HALL UPVC framed double glazed door with frosted glass and matching side panel. Loft hatch. Radiator.

LOUNGE 16' 5" x 11' 0" (5.00m x 3.35m) Dual aspect room with distant views towards the hills. Radiator.

KITCHEN 9' 3" x 8' 8" (2.82m x 2.64m) Fitted white wall and base units with timber effect worktops and inset stainless steel sink with drainer. Space for appliances. Wall mounted 'Logic' gas fired boiler. Radiator.

BEDROOM 1 11' 4" x 11' 0" (3.45m x 3.35m) Double room. Radiator.

BEDROOM 2 8' 8" x 7' 7" (2.64m x 2.31m) View to rear garden. Radiator.

BATHROOM 5' 10" x 5' 5" (1.78m x 1.65m) Panelled bath, pedestal basin and close coupled W.C. Radiator.

GROUND FLOOR FLAT

HALLWAY UPVC framed double glazed door with frosted glass. Radiator.

LOUNGE 16' 4" x 11' 0" (4.97m x 3.35m) Window to front and side. Radiator.

KITCHEN 9' 3" x 8' 8" (2.82m x 2.64m) Fitted white wall and base units with marble effect worktops and inset stainless steel sink with drainer. Space for cooker, washing machine, fridge/ freezer and tumble dryer. Wall mounted gas fired boiler.

BEDROOM 1 11' 4" x 11' 0" (3.45m x 3.35m) Double room with view to front. Radiator.

BEDROOM 2 8' 8" x 7' 7" (2.64m x 2.31m) Radiator.

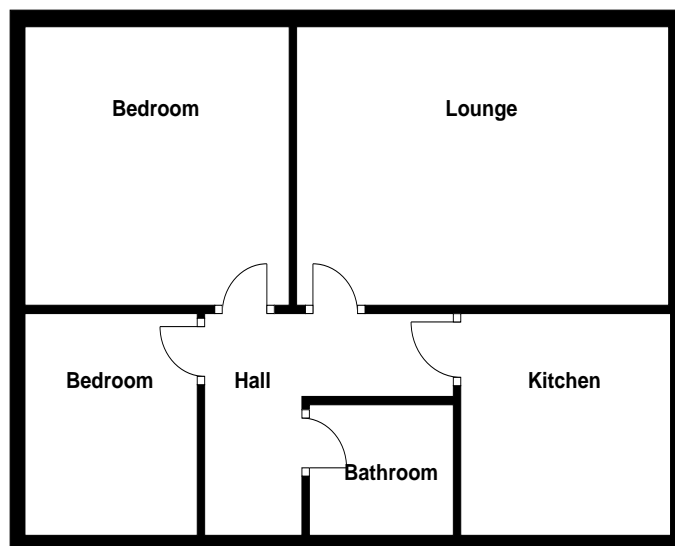
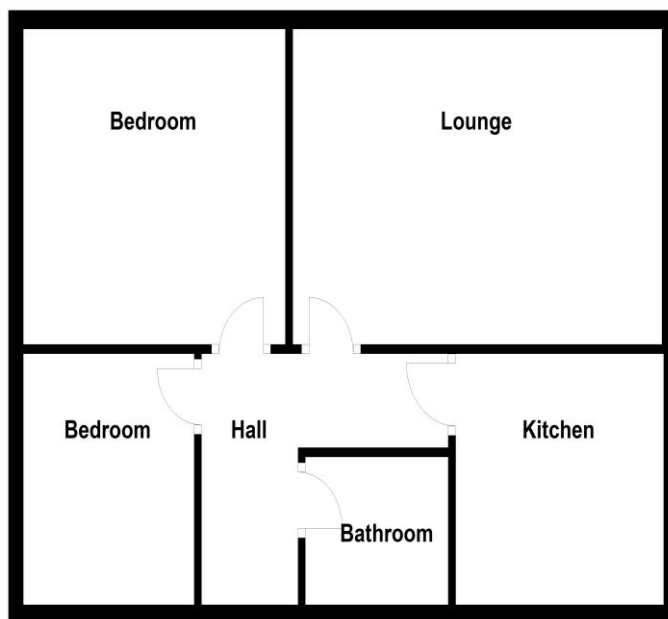
BATHROOM 5' 11" x 5' 5" (1.80m x 1.65m) Panelled bath with shower attachment, pedestal basin and close coupled W.C. Radiator.

OUTSIDE There are two level lawn gardens which are separated by fencing in the middle. A driveway runs adjacent to the property with a pathway on the other side, each leading round the back.

COUNCIL TAX BAND: Ground Floor: B First Floor: B

ENERGY PERFORMANCE: Ground Floor: D First Floor: D

Ground Floor



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.

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