

Alma Road, Brixham, TQ5 8QR



Positioned on the cul-de-sac of Alma Road, this **TWO BEDROOM GROUND FLOOR FLAT** is well presented throughout and is being sold with **NO ONWARD CHAIN**. It offers easy access via the lounge patio doors to the shared rear garden, a modern fitted kitchen benefits from a large cupboard housing the gas boiler and space for freezer, there is also a family bathroom with shower over bath and two spacious bedrooms. Outside is a shared rear garden mainly laid to lawn with a patio area adjacent to the lounge, a **GARAGE** is located in a nearby block with **PARKING** for one car to the front. The property is well located being within walking distance of Furzeham Green and a further stroll into Brixham's town and harbour. Internal viewing is highly recommended.

£159,950 Leasehold

COMMUNAL ENTRANCE

Communal entrance hallway with Upvc door to flat.

ENTRANCE HALL

Storage cupboard.

LOUNGE 13' 10" x 9' 4" (4.21m x 2.84m)

Sliding patio doors to shared rear garden. Radiator.

KITCHEN 11' 10" x 5' 5" (3.60m x 1.65m)

Gloss white wall and base units with granite effect worktops and upstands. Inset one and a quarter bowl black composite sink with drainer. Tiled splash backs. Four ring gas hob with cooker hood over. Built in electric oven. Space for washing machine and under counter fridge. Window to side. Radiator. Large storage cupboard housing gas combi boiler, space for freezer, electrical consumer unit and further storage space.

BATHROOM 6' 5" x 5' 5" (1.95m x 1.65m)

Bath with shower over and folding shower screen. Close coupled W.C. Pedestal wash basin. Heated towel rail. Tiled walls. Window to side.

BEDROOM 1 9' 1" x 8' 7" (2.77m x 2.61m)

Window to rear. Radiator.

BEDROOM 2 8' 9" x 8' 8" (2.66m x 2.64m)

Window to front. Radiator. Built in wardrobe.

OUTSIDE

GARAGE & PARKING 17' 5" x 8' 2" (5.30m x 2.49m) Up and over door. Wall and base units with worktop. Parking space to front of garage for single car.

SHARED REAR GARDEN

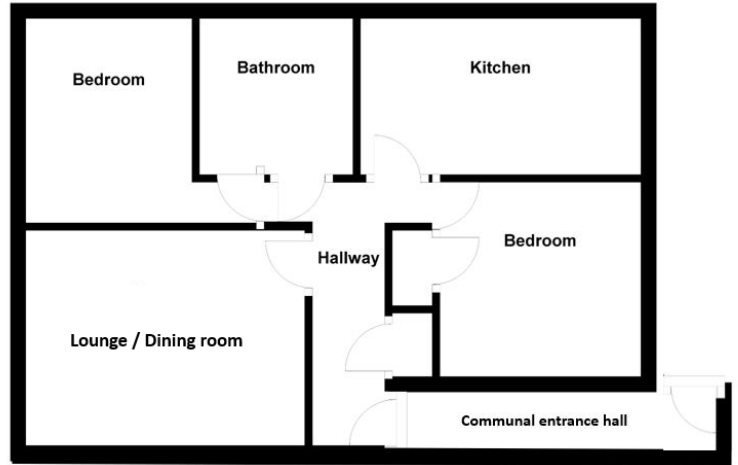
Shared rear garden (shared with upstairs). Central lawn with mature shrubs. Patio area adjacent to lounge. Side access.

LEASE INFORMATION

The flat benefits from owning 1/3 share of freehold. Original 120 year lease from 1982 (currently being extended). Maintenance charge of £875 annually with a peppercorn ground rent. No holiday letting allowed. Long term letting is allowed. Pets allowed.

ENERGY PERFORMANCE RATING: C

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.

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