

## Alma Road, Brixham, TQ5 8QR



A purpose built, **FIRST FLOOR, TWO BEDROOM FLAT** ideal for first time purchasers or investment. The flat benefits from a **GARAGE** with parking to front in an adjacent block. and a share of the rear garden. A super open outlook is enjoyed from the rear of the flat. Accommodation comprises good size lounge/dining room, fitted kitchen, shower room and two bedrooms. There is gas fired central heating and double glazing. Internal viewing is highly recommended. Alma Road is located in the popular Furzeham area of Brixham within walking distance of Furzeham Green and Primary School. A nearby bus stop gives easy access to Brixham's town centre with its variety of shops, amenities and waterfront.

**£134,950 Leasehold**

Shared entrance door at ground level. Steps up to landing with private door to number 63a.

**COUNCIL TAX BAND: A**  
**ENERGY RATING: C**

### **ENTRANCE HALL.**

Cloaks cupboard. Loft access hatch. Doors to:

### **LOUNGE. 13' 9" x 9' 3" (4.19m x 2.82m)**

Double glazed window to rear enjoying lovely open outlook towards Southdown Hill. Radiator. Stone faces fireplace with inset electric fire. T.V plinth to side.

### **KITCHEN. 11' 8" x 5' 5" (3.55m x 1.65m)**

Fitted with a range of wood effect wall and base cupboards. Roll edge working surfaces and inset stainless steel sink and drainer. Built in electric oven with hob and cooker hood over. Spaces for fridge/freezer and washing machine. Cupboard housing 'Ideal' boiler. Double glazed window.

### **BEDROOM 1. 9' 3" x 8' 7" (2.82m x 2.61m)**

Double glazed window to rear enjoying the lovely outlook to rear. Radiator.

### **BEDROOM 2. 8' 6" x 8' 8" (2.59m x 2.64m)**

Double glazed window to front. Radiator. Shelved cupboard.

### **SHOWER ROOM/W.C.**

Comprising double shower enclosure, low level W.C. and white vanity cupboard with inset washbasin. Double glazed window.

### **OUTSIDE.**

Shared garden with the lower flat to rear which enjoys a sunny aspect.

### **GARAGE. 16' 5" x 8' 2" (5.00m x 2.49m)**

The single garage (white door) is located in a block of four, close to 63a. There is parking to the front of the garage.

### **LEASE INFO:**

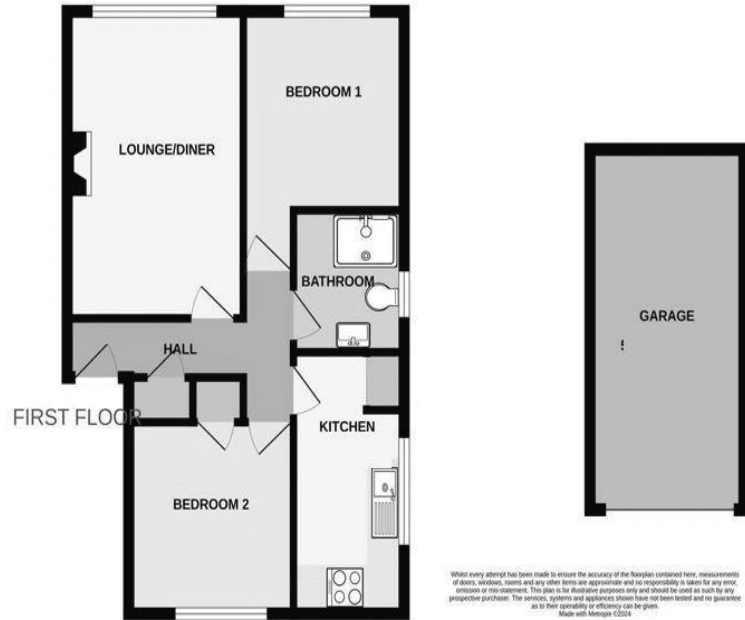
Lease created in September 1982 for a term of 120 years. Ground rent: £60 per annum.

Maintenance fees £206.25 per quarter. (Alma Road management)

Long term letting permitted. Holiday letting is not permitted. Pets permitted.

### **NOTE:**

The property is connected to all mains services. The Ofcom website indicates that standard, superfast and ultrafast broadband is connected. Please check with your mobile provider for mobile coverage in the area.



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 B0002044 Written by: R.C