



Richmond House Higher Manor Road, Brixham, TQ5 8HA





## £179,950 Share of Freehold

Set within an elegant Edwardian detached villa, this well-appointed **TWO BEDROOM FLAT** occupies a desirable second-floor position and enjoys a wonderful sense of light and space throughout. Perfectly situated just a few minutes' walk from the town centre, the property combines convenience with peaceful surroundings, enhanced by beautifully maintained south-facing communal private gardens, along with the added benefit of an **ALLOCATED PARKING SPACE**.

Accessed from the rear of the building on the same level, the flat welcomes you into a charming and well-proportioned hallway that sets the tone for the rest of the home. To the rear, there is a comfortable single bedroom, ideal as a guest room, study, or nursery, along with a stylish bathroom fitted with a modern white suite, bath with shower over, and a heated towel rail.

The principal double bedroom is a particularly attractive feature, offering sunny, open views across the town and benefiting from its own ensuite shower room, creating a private and relaxing retreat.

The living room is bright and spacious, enjoying elevated, far-reaching views over rooftops and beyond. Its sunny aspect and airy feel make it a perfect space for both relaxing and entertaining.

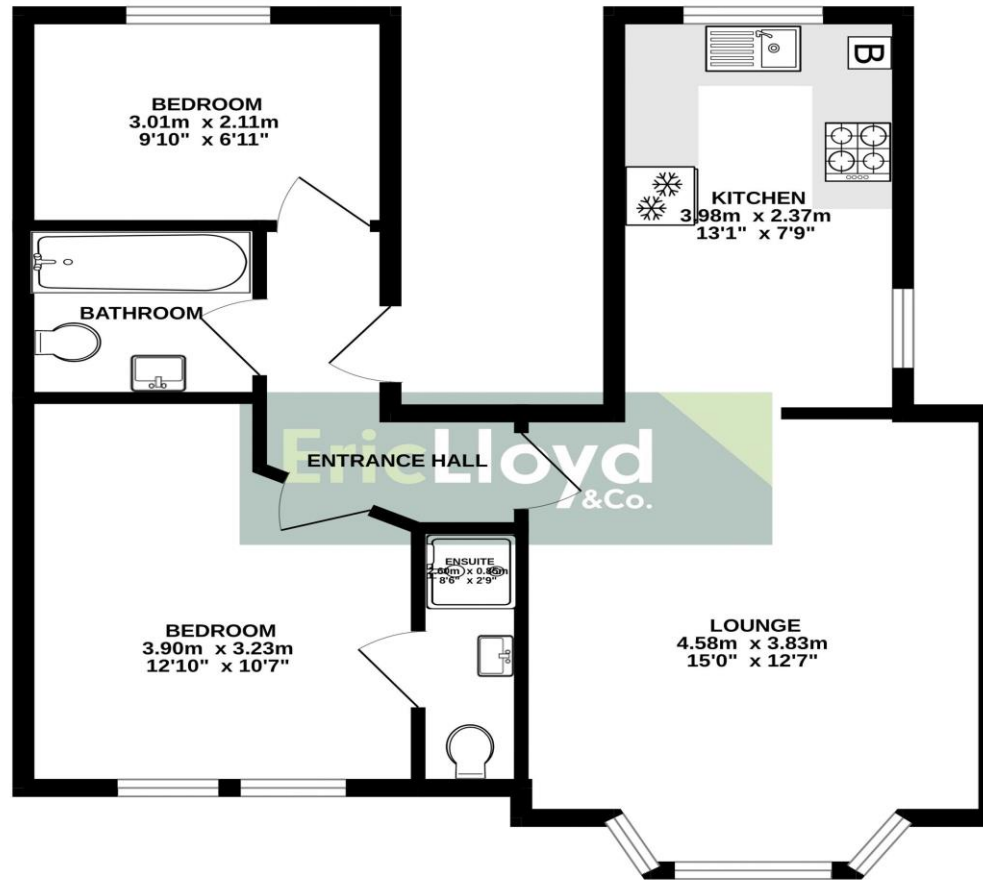
The kitchen is fitted with walnut-effect cupboards and includes an integrated fridge freezer, gas hob with oven beneath, and a fitted washing machine. Finished with slate-effect flooring, it also offers space for a small dining table, making it both practical and inviting.

Externally, the property benefits from an **ALLOCATED PARKING SPACE** and access to the communal gardens, with steps leading to a rear gate that opens onto South Furzeham Road above.

Additional features include a telephone entry system, a private storage cupboard in the main hallway, a low maintenance charge of £50 per calendar month, and the advantage of **NO ONWARD CHAIN**, making this an excellent opportunity for a smooth and straightforward purchase.



ENTRANCE FLOOR  
53.3 sq.m. (573 sq.ft.) approx.



TOTAL FLOOR AREA : 53.3 sq.m. (573 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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ENERGY PERFORMANCE RATING: D

COUNCIL TAX BAND: A

AGENTS NOTES: The property is on all mains services. The Ofcom website indicates that broadband and mobile phone reception is available at this address.

**VIEWINGS ARRANGEMENTS**

Strictly by appointment through Eric Lloyd & Co

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