



Poundsgate Close, Brixham, TQ5 9HJ

Eric Lloyd
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Shared Equity - £120,000 Leasehold



Poundsgate Close is a delightful **ONE BEDROOM RETIREMENT BUNGALOW** situated within the ever-popular Poundsgate Retirement Complex, a well-established development designed exclusively for the over 60s. Offering independent living with added peace of mind, residents benefit from the support of an on-site Scheme Manager together with a 24-hour Telecare alarm system, accessed via emergency pull cords fitted throughout the property.

Available on a 70% equity share basis (the price stated is the 70% share), this attractive home provides a rare opportunity to secure one of these highly sought-after bungalows, which are always in demand due to their practical layout, manageable size and excellent community facilities. The property is offered for sale with **NO ONWARD CHAIN**, allowing for a straightforward move.

The accommodation is well presented and thoughtfully arranged. An entrance hall welcomes you into the property and includes a useful storage cupboard housing the hot water tank. Positioned to the front of the bungalow is a spacious shower room fitted with an electric shower, WC, pedestal wash basin and a tall mirror-fronted vanity unit providing additional storage.

The double bedroom enjoys a pleasant rear aspect and benefits from an extensive range of fitted furniture, maximising both storage and floor space. The comfortable lounge is a particularly attractive feature, offering ample room for relaxation and entertaining. Double-opening patio doors lead directly onto the communal garden area, allowing plenty of natural light to flood the room and creating a seamless connection between the indoor and outdoor spaces.

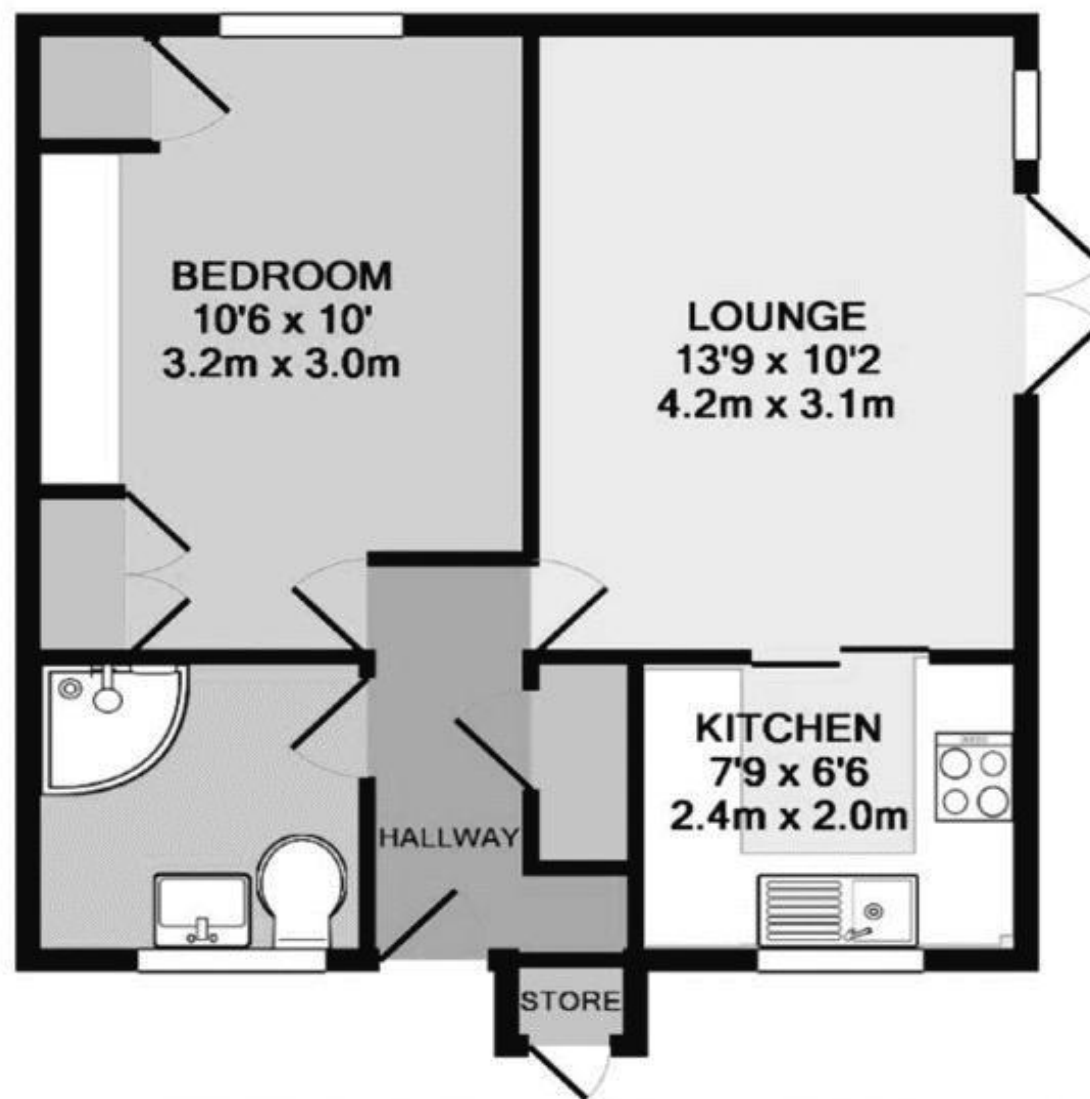
Flowing naturally from the lounge is the kitchen, which is fitted with a range of units and includes an integrated electric oven and hob together with an integrated fridge freezer. A washing machine is also included within the sale, making the property ready for immediate occupation. The development itself offers an excellent range of communal facilities, including a residents' lounge with providing a welcoming space for social events and gatherings. There is ample visitor parking available, along with attractive communal gardens and drying areas for residents to enjoy.

Conveniently located, Brixham town centre lies less than a mile away, offering a comprehensive range of shops, cafés, restaurants and everyday amenities. The beautiful Berry Head Nature Reserve, renowned for its coastal walks and breathtaking views, is also within easy reach. For those who prefer not to drive, a regular local bus service passes the end of the road, providing excellent access to the town and surrounding areas.

A wonderful opportunity to enjoy secure, low-maintenance retirement living in a friendly and supportive community. We are advised that the Service Charge is £234.48 per month which includes a scheme manager, emergency call system, garden maintenance, lighting, cleaning of communal areas, external repairs and redecoration, buildings insurance and management charge. This home has to be a buyer's sole property and is restricted to owners over the age of 60.

The property is leasehold and a new lease will be created for the new buyer upon completion.







ENERGY PERFORMANCE RATING: E

COUNCIL TAX BAND: A

AGENTS NOTES: This property is on mains water, drainage and electric. There is no mains gas.

VIEWINGS ARRANGEMENTS

Strictly by appointment through Eric Lloyd & Co



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