



5b Silver Bridge Close, Paignton, TQ4 7NW





£185,000

Enjoying a superb elevated position with spectacular coastal views, this beautifully presented **TWO BEDROOM TOP FLOOR APARTMENT** is situated in the highly sought-after Broadsands area of Paignton, just a short stroll from the beach and an excellent range of local amenities. Offered for sale with **NO ONWARD CHAIN**.

Conveniently located within walking distance of Broadsands Beach, the property is also close to Cherrybrook Square, where residents can find a Co-op convenience store, bakery, doctor's surgery, dentist and other everyday amenities. A nearby bus stop provides regular services to both Paignton and Brixham town centres, making this an ideal home for those seeking a well-connected coastal lifestyle.

The apartment is accessed via a communal staircase rising to the top floor.

The modern fitted kitchen is finished with attractive gloss white units complemented by stone-effect worktops and benefits from a range of integrated appliances, including a slimline Zanussi dishwasher, fridge freezer, AEG induction hob, AEG electric oven and cooker hood with glass splashback.

Leading through from the hallway, the spacious lounge/dining room is a particular feature of the property. A characterful stone fireplace provides an attractive focal point, while the large picture window perfectly frames the breathtaking panoramic views across the coastline, taking in the sea, Brixham Breakwater and Berry Head. A door opens onto the private balcony, enclosed by contemporary glass and metal balustrades, creating the perfect spot to relax and enjoy the ever-changing coastal scenery.

An inner hallway leads to the two bedrooms. The principal bedroom enjoys the same stunning sea views as the lounge, looking out across the bay towards Berry Head and beyond and benefits from built-in wardrobes. The second bedroom is positioned to the rear and also features built-in wardrobes, making it ideal as a guest room, home office or additional bedroom.

Completing the accommodation is the bathroom, fitted with a white suite comprising a panelled bath with electric shower over, pedestal wash hand basin and low-level WC. The room is fully tiled to both walls and floor, creating a clean and practical finish.

Externally, the property benefits from a carport providing sheltered parking, together with a useful private storage area to the rear of the carport.

LEASE INFORMATION

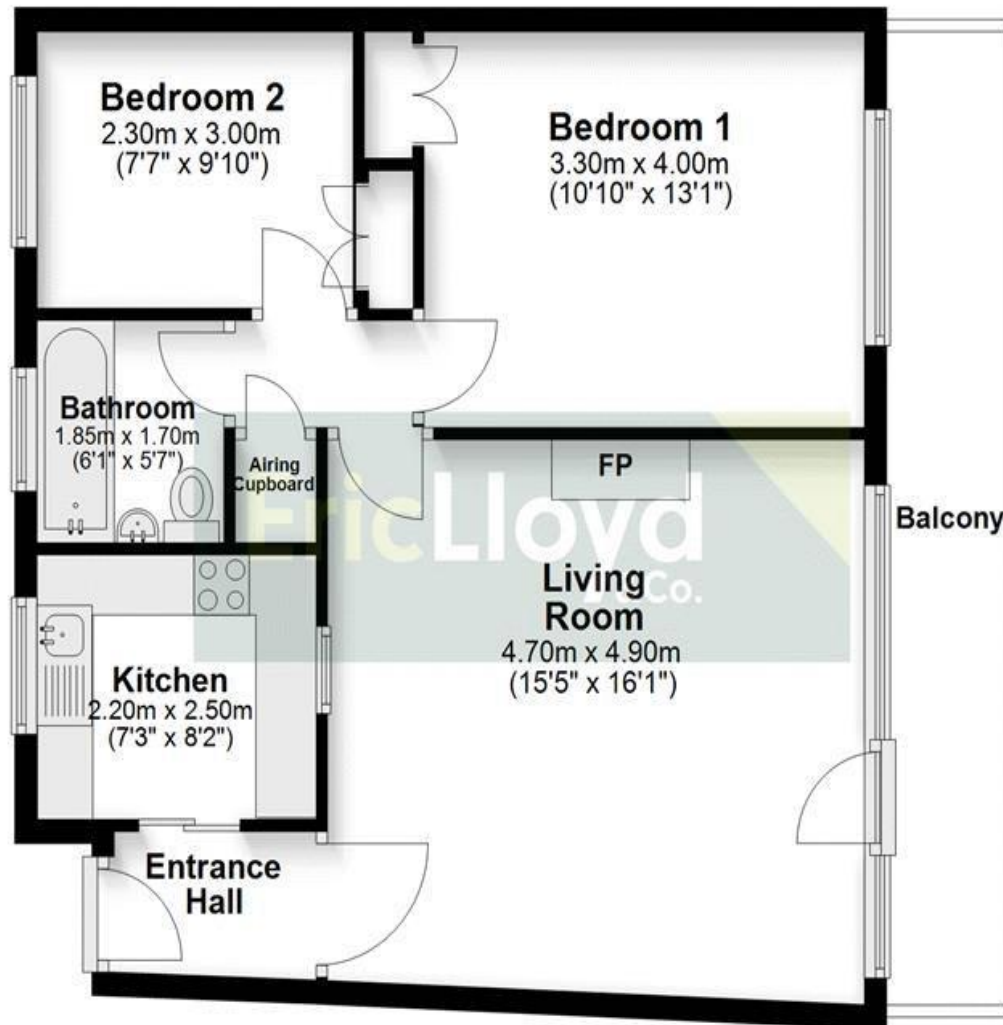
The property is held on a 189 year lease from June 1967.

Management Company: Proxim Property Management.

Maintenance charges are approximately £2,400 annually. The fees cover building insurance, maintenance of communal areas and the gardens. Ground Rent: £20 per annum. We are informed that the flats cannot be sublet and pets are only allowed with prior permission.



Top Floor Apartment



Total area: approx. 58.9 sq. metres (634.5 sq. feet)

This floorplan is for illustration purposes. Measurements, locations of doors, windows etc are approximate and no responsibility is taken for errors or omissions.
Plan produced using PlanUp.



ENERGY PERFORMANCE RATING: D

COUNCIL TAX BAND: C

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

VIEWINGS ARRANGEMENTS

Strictly by appointment through Eric Lloyd & Co

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