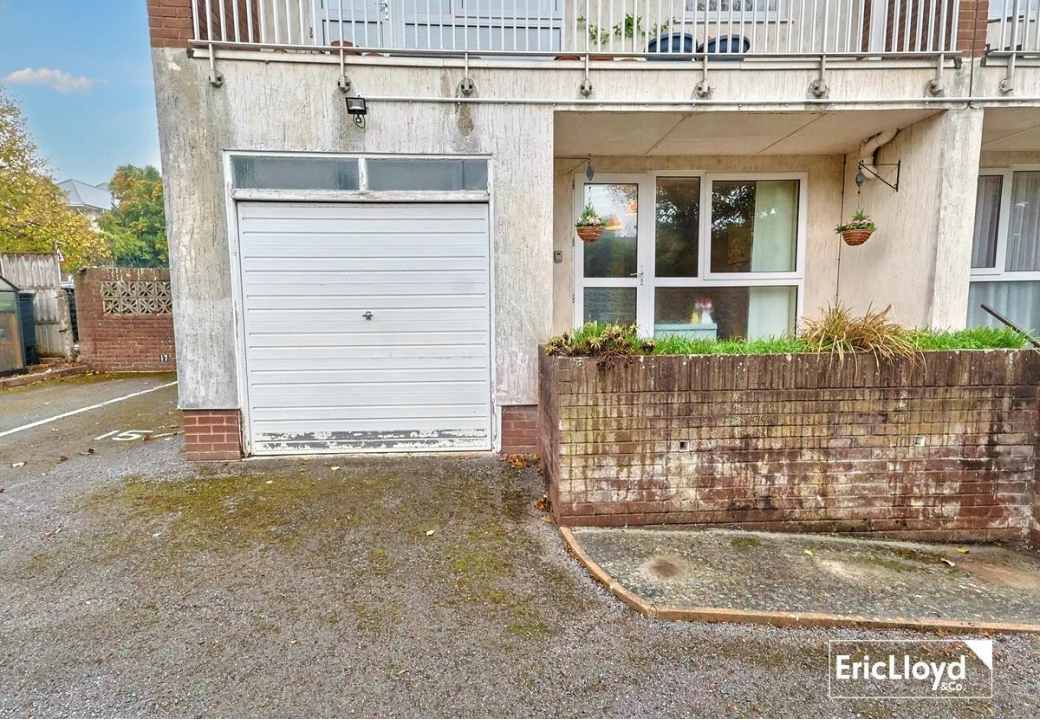


Brook Court, 116 New Road, Brixham, TQ5 8BZ

Eric Lloyd & Co.

www.ericlloyd.co.uk





£125,000 Leasehold

A LOWER FLOOR ONE BEDROOM FLAT WITH SOUTHERLY FACING PRIVATE SEATING TERRACE AND SINGLE GARAGE. NO ONWARD CHAIN.

Situated within this popular and conveniently located development is a one-bedroom lower floor flat offering comfortable accommodation, its own southerly facing seating terrace and the valuable addition of a single garage.

Ideally positioned approximately half a mile from Brixham town centre, harbour and picturesque waterfront, the property is well placed for enjoying all that this popular coastal town has to offer. Brook Court is an established development of just 17 flats, benefiting from a secure entry system and visitor parking.

New Road is well served by a regular bus service, providing convenient access into Brixham town centre and onwards to Paignton.

The flat provides well-proportioned accommodation which, whilst perfectly comfortable, would now benefit from a degree of modernisation and updating, offering an excellent opportunity for a purchaser to personalise and improve the property to their own taste.

A spacious entrance hall provides access to all principal rooms and incorporates a useful built-in airing and linen cupboard.

The lounge/dining room enjoys a pleasant southerly aspect, with both a window and door opening directly onto the private rear seating terrace. This provides an ideal spot to sit and enjoy the sunshine, with a few steps leading down to the rear parking area and garage.

The kitchen is fitted with a range of wood-effect wall and base units complemented by working surfaces and an inset stainless steel sink. There is ample space for freestanding white goods, together with a built-in double oven and grill, hob and cooker hood. A wall-mounted Baxi gas boiler is also installed.

The double bedroom is positioned to the front of the property and provides comfortable sleeping accommodation. The tiled shower room is fitted with a walk-in shower, close-coupled W.C and vanity unit with inset washbasin. Further benefits include gas-fired central heating and double glazing throughout.

Overall, this is an appealing opportunity to acquire a conveniently situated one-bedroom home in a popular residential development, with the added benefits of a private southerly facing terrace and garage. An ideal purchase for those looking to downsize or anyone seeking a conveniently located Brixham base.

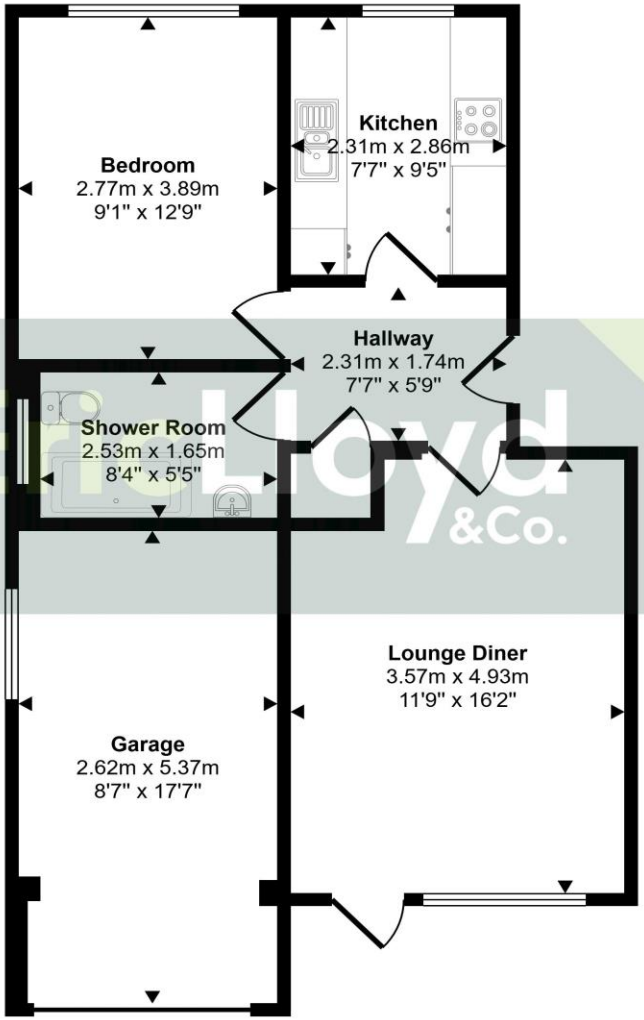
LEASE INFO: Held on an original 99 year lease from 1984.

The service charge is currently £2,416,76p per annum and the ground rent is £50 per annum.

First Port are the managing agent.

Pets are allowed with permission. Long term letting is permitted but no holiday letting.

Approx Gross Internal Area
61 sq m / 655 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

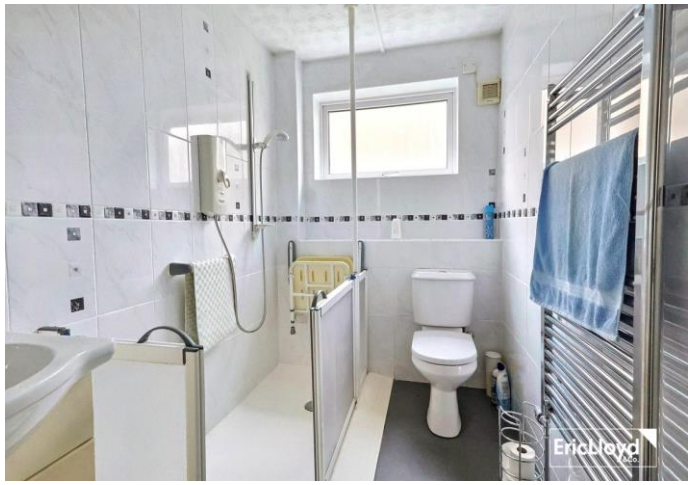












ENERGY PERFORMANCE RATING: C COUNCIL TAX BAND: B

AGENTS NOTES: The Ofcom website indicates that standard and superfast broadband is available and that mobile performance is as follows: EE 83% / VODAPHONE 83% / O2 77% / THREE 75%

VIEWINGS ARRANGEMENTS
Strictly by appointment through Eric Lloyd & Co

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brixham@ericlloyd.co.uk

01803 844466
6 Churston Broadway, Broadsands TQ4 6LE
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Eric Lloyd & Co wish to advise prospective purchasers that we have not checked the services or appliances. The sales particulars have been prepared as a guide only; any floor-plan or map is for illustrative purposes only. Eric Lloyd & Co, for themselves and for the vendors or lessors of this property whose agents they are give notice that: the particulars have been produced in good faith; do not constitute any part of a contract; no person in the employment of Eric Lloyd & Co has any authority to make or give any representation of warranty in relation to this property. Please be aware we may receive an introductory fee on recommendations for professional services.