



Poundsgate Close, Brixham, TQ5 9HJ

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£125,000 Leasehold

A sought-after retirement bungalow located in the popular Poundsgate Close community.

A beautifully presented ONE BDEROOM semi-detached bungalow, nestled within the sought-after Pounds Gate Close retirement complex, an established community of bungalows and apartments exclusively for the over-60s.

Residents benefit from the services of a part-time on-site manager, together with a 24-hour emergency alarm system with pull cords installed in every room, providing added peace of mind.

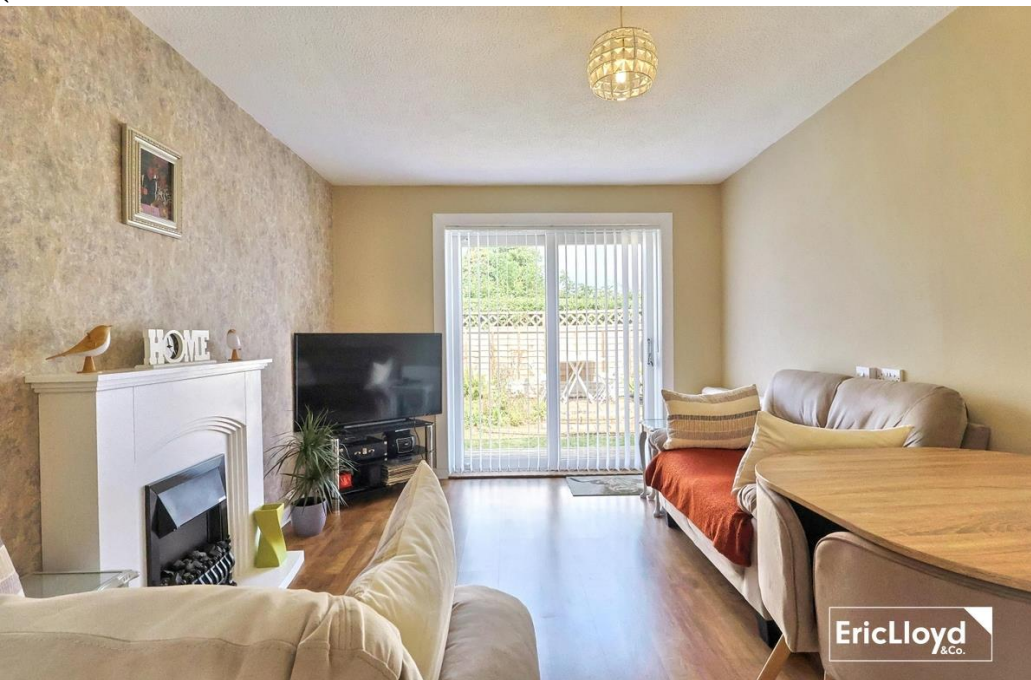
Ideally located, the development offers easy access to the town centre and picturesque harbour.

Internally, the property is immaculately presented throughout. The bright and spacious lounge features sliding patio doors opening onto the private rear garden, creating a wonderful indoor-outdoor living space. The modern fitted kitchen is finished with stylish white units complemented by a quartz-effect worktop. The contemporary shower room boasts a generous walk-in shower cubicle, central heating added, while the well-proportioned double bedroom enjoys pleasant views over the garden.

Outside, residents can enjoy beautifully maintained communal gardens, with communal parking also available.

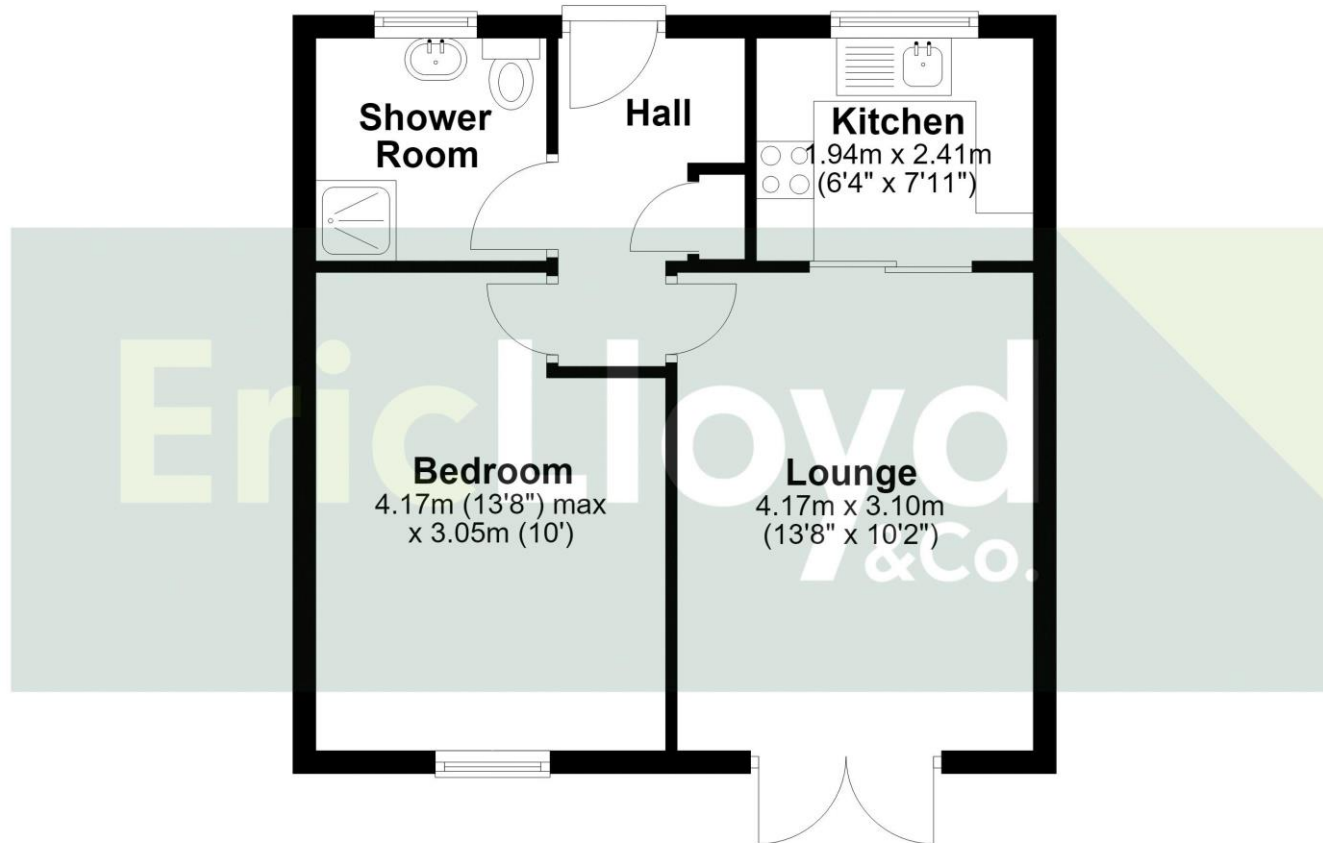
We are advised that the Service Charge is £234.48 per month which includes a scheme manager, emergency call system, garden maintenance, lighting, cleaning of communal areas, external repairs and redecoration, buildings insurance and management charge. This home has to be a buyer's sole property and is 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.



Ground Floor

Approx. 38.8 sq. metres (417.8 sq. feet)



Total area: approx. 38.8 sq. metres (417.8 sq. feet)

This floorplan is only for illustration purposes and measurements of rooms and locations of doors, windows, etc are approximate and no responsibility is taken for any errors or omissions

Plan produced using PlanUp.



ENERGY PERFORMANCE RATING: C

COUNCIL TAX BAND: A

VIEWINGS ARRANGEMENTS

Strictly by appointment through Eric Lloyd & Co

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