

## Windmill Court Windmill Hill, Brixham, TQ5 9HG



**A two bedroom PURPOSE BUILT FLAT**, with garage and workshop/storeroom, located at the end of the middle floor of the imposing Windmill Court, enjoying open views over the surrounding area as well as to the fields of Southdown and Higher Brixham beyond. Being an end flat means that there is a double aspect kitchen plus a window in the bathroom. The generous size lounge/dining room opens onto a small balcony offering a private outside space which enjoys the afternoon and evening sunshine. Both bedrooms are doubles. The kitchen and bathroom are neatly finished. There is a lift service to all floors of the building. There are double glazed windows and electric heating. Windmill court is in a handy position. The top of Bolton Street is at the bottom of Windmill Hill, from where it is an easy walk to the town centre and waterfront. The flat is offered for sale with no upward chain.

**£149,950 Leasehold**

## Stairs and lift to ...

**ENTRANCE BALCONY.** Double glazed front door to ...

## ENTRANCE HALL.

**LOUNGE/DINING ROOM 16' 10" x 11' 8" (5.13m x 3.55m).** Picture window with open view. Electric convector heater and living flame fire in surround. Door to ...

**BALCONY.** Open and rural views.

**COUNCL TAX BAND: A**

**ENERGY PERFORMANCE BAND: E**

**KITCHEN 10' 4" max x 7' 10" (3.15m x 2.39m).**

Dual aspect. Wall and base units with timber effect facings and granite effect worktop. Stainless steel sink. Spaces for cooker, washing machine and fridge. Large airing/store cupboard.

**BEDROOM 1 12' 6" x 8' 7" (3.81m x 2.61m).**

Electric convector heater.

**BEDROOM 2 9' 2" x 7' 9" (2.79m x 2.36m).**

**BATHROOM/W.C.** with window. White panelled bath in tiled surround with electric shower over, pedestal basin and close coupled W.C. Heated towel rail.

## OUTSIDE

**GARAGE 17' 5" x 9' 7" (5.30m x 2.92m).** Number 9.

Power and Lighting. Open to:

**WORKSHOP / STORE 11' 0" x 9' 7" (3.35m x 2.92m).**

Range of cupboards and draws. Workbench. Power and lighting. Window to rear.

**GROUNDS.** Additional communal parking spaces.

Landscaped grounds to the front with pedestrian entrance onto Windmill Hill.

**GENERAL INFORMATION** We understand from the seller that the flat is held on a 199-year Lease from 29th September 1973 and each flat owner owns a 1/24th share in the Freehold. The service charge for 12 months from 29/9/2025 is £1217.14 including building insurance, general building maintenance and cleaning. Pets are allowed as long as they do not cause annoyance to any other flat occupier. No holiday letting is allowed.

The Ofcom website indicates superfast broadband and limited mobile reception is available at this property. Electric and water are on mains supply, with mains drainage connection

49.0 sq.m. (527 sq.ft.) approx.



TOTAL FLOOR AREA: 49.0 sq.m. (527 sq.ft.) approx.  
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## LAYOUT GUIDE ONLY – NOT TO SCALE

The appliances and fixed equipment mentioned in these sales particulars have not been tested by Eric Lloyd & Co. (Churston) Ltd. and therefore prospective purchasers need to satisfy themselves that all such items are in working order. We may receive an introductory fee on recommendations for professional services.

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