



Heath Court, Heath Road, Brixham, TQ5 9BQ

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£350,000 Leasehold with Share of Freehold

A well-presented spacious property situated in a highly sought after area of Brixham.

Set in one of Brixham's most desirable areas, this highly impressive **THREE DOUBLE BEDROOM MARINE TOWNHOUSE** has breath-taking sea views across the marina and Tor Bay, with covered balconies on all three floors.

Beautifully presented, the property was completely refurbished in 2015/16. This stylish and practical home is offered with **NO ONWARD CHAIN**.

The heart of the home is a magnificent open-plan living space on the first floor. The contemporary kitchen has been fitted to an exceptional standard with granite worktops and a full range of integrated Neff appliances. The spectacular marina and bay views create a wonderful backdrop to everyday living and the covered balcony has ample space for outdoor seating.

The principal bedroom on the second (top) floor enjoys an additional private balcony, outstanding uninterrupted sea and marina views, and a beautifully appointed ensuite with walk-in shower. Bedroom 2 overlooks the sunny garden courtyard and also has its own ensuite shower room.

On the ground floor Bedroom 3 also has its own balcony. There is also a beautifully finished and very practical bathroom with bath and overhead shower, a laundry room, and lockable external storage in the integrated car port.

Heating and hot water are electric, with flexibility to connect to gas mains.

The property is leasehold (999 year lease from 1960) and includes an equal share of the freehold. Ground rent is £5 each year. The leases are flexible, with no impediments to holiday letting, residential letting or keeping pets.

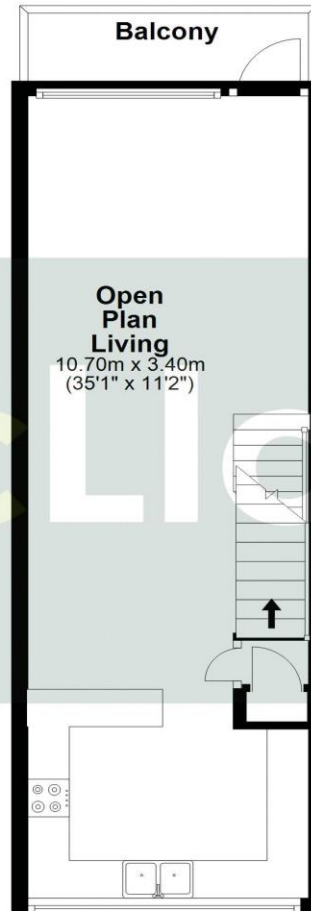
This exceptional townhouse is truly one not to be missed. Finished to a high standard throughout, design touches and quality run through the house, with oak flooring on the first floor, oak and glass balustrades on all stairs and high quality fittings. It offers a rare opportunity to acquire a luxurious coastal home complete with parking, gardens and private gated access down to Breakwater Beach in 2 minutes. With stunning views, high-end finishes and an enviable location, this remarkable home offers the very best in seaside living.



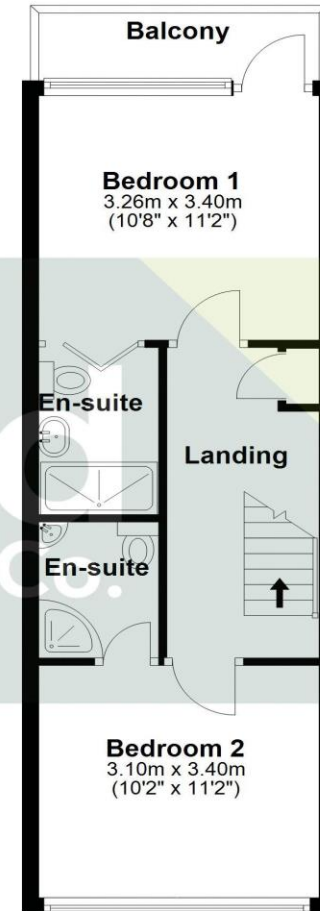
Ground Floor
Approx. 19.3 sq. metres (207.5 sq. feet)
(excluding Balcony, Car Port)



First Floor
Approx. 36.3 sq. metres (391.1 sq. feet)
(excluding Balcony)



Second Floor
Approx. 36.3 sq. metres (391.1 sq. feet)
(excluding Balcony)



Total area: approx. 92.0 sq. metres (989.7 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: D

COUNCIL TAX BAND: D

AGENTS NOTES: The Ofcom website indicates that broadband and mobile phone reception are available at this address.

VIEWINGS ARRANGEMENTS

Strictly by appointment through Eric Lloyd & Co

01803 852773

42 Fore Street, Brixham, TQ5 8DZ
brixham@ericlloyd.co.uk

01803 844466

6 Churston Broadway, Breadsands TQ4 6LE
churston@ericlloyd.co.uk

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