

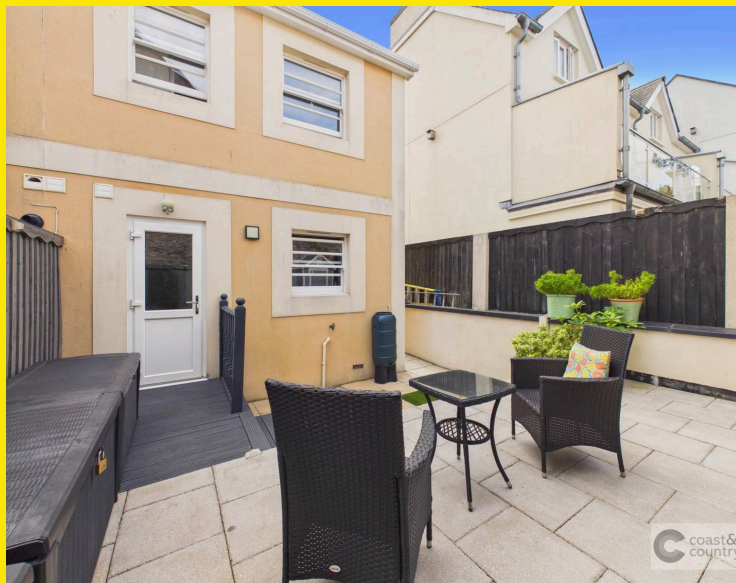


1 Priory Court, 184 St. Marychurch Road

£270,000 Freehold

Virtual Walk-Through Available • Very Well Presented • Lounge • Kitchen/Diner • Three Bedrooms • Shower Room • Exclusive Gated Development • Allocated Parking Space • Convenient Location • Easy Maintenance Rear Garden





Priory Court is an exclusive, secure gated development situated in the highly sought-after area of St Marychurch. St Marychurch is a highly desirable coastal village that perfectly blends a relaxed seaside lifestyle with convenient everyday amenities. Its pedestrianised Fore Street precinct is renowned for the thriving cafés and an excellent variety of independent, family-run shops, butchers, and bakeries. A short stroll leads to the spectacular clifftop promenade of Babbacombe Downs, offering panoramic views and access to the beautiful sands of Oddicombe and Babbacombe beaches. The area is exceptionally well-connected by frequent, seven-day bus services.

Accommodation

The property opens into an enclosed entrance hall with a door leading into the bright lounge. This main living space features a double-glazed window facing the front aspect, a radiator, a light point and coving. This space flows seamlessly through an opening into the kitchen diner, which is fitted with a range of matching wall, base, and drawer units complemented by square-edge work surfaces. The kitchen includes a stainless-steel sink and drainer positioned below a rear-aspect double-glazed window, a five-ring gas hob with double oven below, upright fridge freezer, and built-in washing machine. A double-glazed door provides direct access to the rear garden, and a concealed wall-mounted boiler controls the central heating system.

From the first-floor landing, where stairs rise to the second floor, you will find a radiator and doors leading to two bedrooms and the family shower room. Bedroom one is a spacious double bedroom complete with ceiling light points, coving, a radiator, double-glazed windows, and ample space for wardrobes. Bedroom three is a versatile room perfect for a single bed or a home office, featuring laminate wood-effect flooring, a double-glazed sash window to the front aspect, smooth ceilings, coving, and a radiator. Serving these bedrooms is a fully tiled shower room equipped with a low-level close-coupled WC with a push-button flush, a hand wash basin with a monobloc mixer tap, and a large walk-in shower with a glass door and a mains-fed rain shower head. The shower room also benefits from a heated towel rail, extractor fan, and ceiling light points. Moving up to the second floor, bedroom two offers a comfortable double bedroom layout complete with a radiator, Velux window, and convenient eaves and alcove storage.

Outside

To the rear of the property is a low-maintenance garden featuring a patio seating area that offers a high level of privacy and seclusion. The outdoor space also includes a practical outside tap and an enclosed boundaries mix of stone walls and timber fencing. A side path and gate provide convenient pedestrian access to the front of the property.

Parking

The front of the property features gated access leading onto a brick-paved driveway that provides parking for the necessary properties. The specific parking bay associated with number one is located directly to the front of the home.

Agent's Notes

Council Tax: Currently Band D

Tenure: Freehold

Service Charge: Currently £1,263 for upkeep of the communal areas.

Review Period: Annually

Mains water. Mains drainage. Mains gas. Mains electricity.

EPC Energy Efficiency Rating: D



Ground Floor

Approximate total area

664 ft²
61.7 m²

Reduced headroom

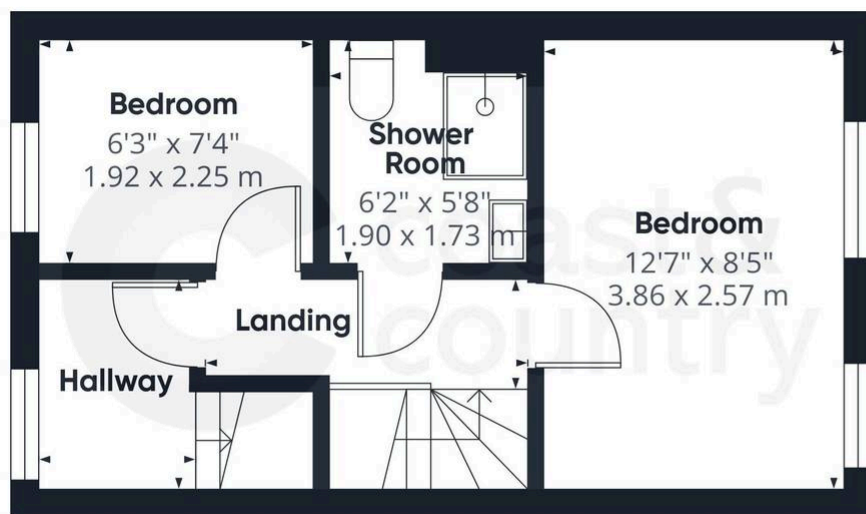
29 ft²
2.7 m²

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Floor 1



Floor 2

Disclaimer: Any information provided is purely a guide and is none contractual. Although every effort is made to ensure accuracy we rely on information from third parties and checking all information supplied would add to the cost of moving. On agreeing to buy a property you should have the property surveyed to your satisfaction and arrange tests on all appliances and equipment. We have not surveyed the property or carried any out other checks. You should instruct a solicitor to investigate all legal matters relating to your purchase and confirm what is included in the sale. Room sizes $\pm$ 0.1m. Rental valuations are only a guide and we suggest seeking advice from your rental agent. We reserve the right to offer prospective purchasers additional services. These will be chosen to assist in a prompt and smooth transaction and might include financial and legal services, removals, surveying and others. In some instances we are paid for introductions to third parties. The maximum amounts that we currently receive are £150.00 per transaction from solicitors and 30% of income generated by financial advisers. To assist vendors with their move we may arrange a no obligation quotation for conveyancing and a call from a financial adviser to see if they can be of any assistance.