



Flat 2, Galmpton Court Galmpton Farm Close, Galmpton, Brixham, TQ5 0NB
Leasehold - Share of Freehold Flat - First Floor
Asking Price £200,000

boycebrixham
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This delightful first-floor barn conversion is set within a peaceful courtyard setting in the sought-after village of Galmpton. Elevated in position, the property enjoys pleasant views across the village, with a picturesque backdrop of open fields and woodland, offering a true sense of countryside living.

The accommodation is spacious and well balanced, with a large lounge/diner providing an excellent area for both relaxing and entertaining. Natural light fills the room, enhancing the sense of space and making the most of the attractive outlook.

The kitchen is fitted with a built-in oven and hob and offers a practical layout, ideal for everyday use. There is scope for further improvement, allowing buyers to create a modern and stylish cooking space tailored to their own tastes.

There are two good-sized double bedrooms, both offering comfortable accommodation. The first-floor flat benefits from a well-appointed bathroom, featuring a full suite rather than a shower room, which adds to the property's practicality and appeal.

Externally, the property enjoys a private garden accessed via steps leading down from the second bedroom. This sunny south-west facing garden is a fantastic feature, mainly laid with weed-suppressant material, offering a low-maintenance outdoor space and a blank canvas for landscaping.

Additional benefits include a single garage located in a block at the entrance to the courtyard, newly fitted modern night storage heaters in line with EPC requirements, and PVC double glazing throughout. The property will also be sold with a new 999-year lease, with maintenance costs shared between Flats 1 and 2, making it an excellent long-term purchase.

Council Tax Band: B



- First Floor Flat With Countryside Views
- Large lounge/diner
- Garage in nearby block

- Two double bedrooms
- South-west facing private garden
- Modern Night Storage Heaters

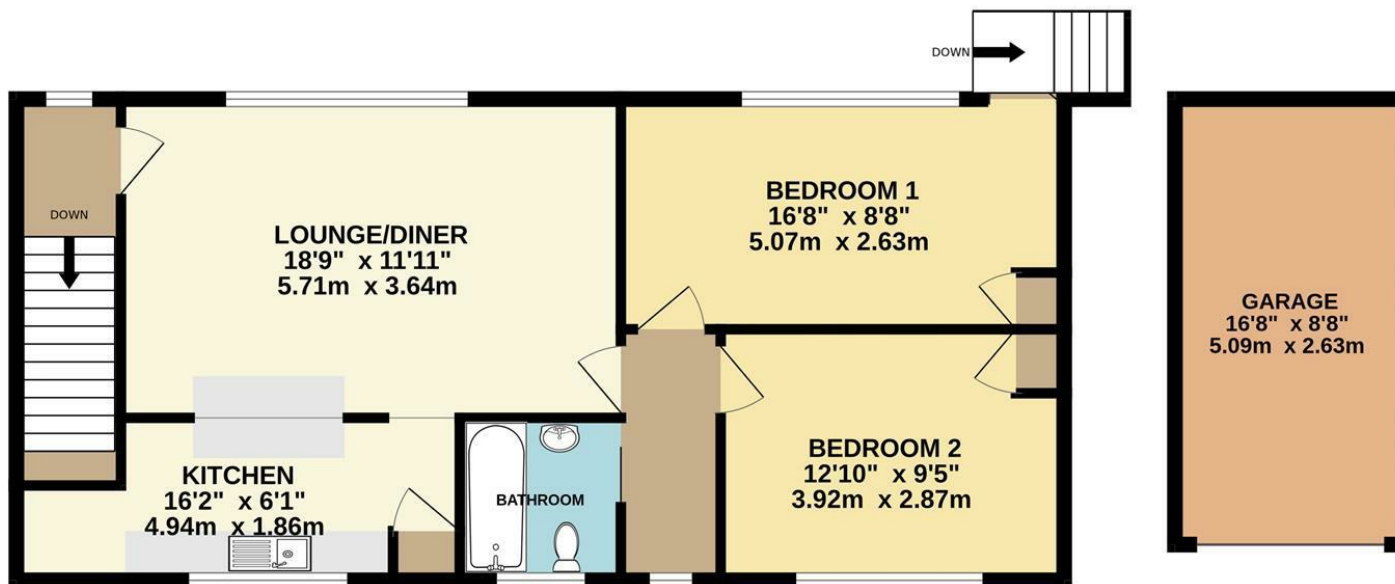


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FIRST FLOOR

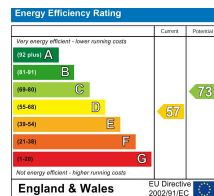
868 sq.ft. (80.7 sq.m.) approx.



TOTAL FLOOR AREA : 868 sq.ft. (80.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Current EPC Rating: D



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