

Fairway Close, Churston Ferrers, Brixham, TQ5 0LG



Enjoying a fantastic view of the famous Paignton to Kingswear steam railway line, this well presented two bedroom **FIRST FLOOR FLAT** is offered for sale with **NO ONWARD CHAIN**.

Accommodation offers good size lounge/dining room with covered balcony leading off, comprehensive modern kitchen with built in appliances and two bedrooms and bathroom/w.c. Large well-tended, communal gardens surround and there is also a single garage in a nearby block. Gas fired central heating is installed along with double glazing and internal oak faced doors.

Fairway Close is a private development which comprises five blocks of ground and first floor flats, each with an adjoining bungalow, all of the properties have garages and there are also resident/visitor parking spaces. Fairway Close is just a short walk away from Dartmouth Road where a bus service runs along to nearby Brixham and Paignton town centres. Churston Golf course and club are also within easy reach. The picturesque coastal footpath and coastline can be reached on foot.

£199,950 Leasehold

GROUND FLOOR ENTRANCE LOBBY.

Staircase up to the first floor and private door to number 25.

ENTRANCE HALL.

Cloaks cupboard. Loft access hatch. Radiator. Storage cupboard housing Worcester combination boiler. Part glazed oak finish door to:

LOUNGE/DINING ROOM. 15' 2" x 13' 11" (4.62m x 4.24m)

A generous size lounge/dining room with double glazed window to rear overlooking the steam railway line with Churston Golf course beyond. Radiator. Part glazed oak finish door to kitchen and double glazed door opening to:

COVERED BALCONY. 9' 11" x 3' 6" (3.02m x 1.07m)

An open balcony with balustrade, enjoying an outlook over the steam railway line and beyond.

KITCHEN. 9' 10" x 6' 7" (2.99m x 2.01m)

Good range of modern, cream faced wall and base cupboards. Wood effect working surfaces with inset one and a quarter bowl stainless steel sink and drainer. Tiled surrounds. Built in microwave, integral dishwasher and full size fridge/freezer. Fitted electric fan assisted oven with four burner gas hob and cooker hood over. Space/plumbing for washing machine. Window to side.

BEDROOM 1. 13' 11" x 10' 8" (4.24m x 3.25m)

Double glazed window. Radiator.

BEDROOM 2. 9' 11" x 7' 9" (3.02m x 2.36m)

Double glazed window. Radiator.

BATHROOM/W.C.

Comprising white suite of shower bath with curved screen to side, mixer tap and fitted overhead shower. Low level W.C. Two drawer vanity unit with inset washbasin and L.E.D. lit mirrored cabinet over. Tiled surrounds. Heated towel rail. Double glazed window.

OUTSIDE

COMMUNAL GARDENS.

Well kept and good size communal gardens surround fairway Close.

SINGLE GARAGE. 15' 9" x 8' 0" (4.80m x 2.44m) approx.

Located at the end of the garage block. Up and over door to front.

LEASE INFORMATION.

Lease: 999 years running from 1982

Ground Rent £25

The service charge is approximately £1,075 per annum This includes building insurance and upkeep of the communal gardens along with some maintenance of the development.

Fairway Close runs its own management company and each leaseholder owns 1/25th of the Freehold. Letting is permitted (not holiday letting) Pets permitted.

NOTE. Fairway Close is connected to mains services. The Ofcom website indicates standard and superfast broadband are available. Please check with your mobile provider for mobile coverage in the area.



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.

Ref C0005587 Written by: R.C