

Silver Bridge Close, Cherry Brook, Paignton, TQ4 7NW



A purpose built **LOWER FLOOR FLAT** enjoying beautiful **open and sea views** across to Brixham Breakwater and beyond. The flat which has near level access from the rear of the building in Silver Bridge Close with half a flight of stairs to its own private entrance door, there is also a sole use car port and storage area which is accessed from an internal staircase or driveway to the front of the building.

Accommodation provides generous lounge/dining room with wide balcony off enjoying the best of the views. A Fitted kitchen and two bedrooms and bathroom/w.c. Gas central heating is installed along with double glazed windows. The location is ideal. The main number 12 bus route passes along Dartmouth Road giving easy access to both Brixham and Paignton town centers. Local shopping facilities are a short stroll up the road at Cherry Brook Square and include large Co-Op, pharmacy, newsagents along with Doctor/Dental surgeries.

£189,000 Leasehold

Private entrance door opens to...

ENTRANCE HALL

Radiator. Sliding door to...

KITCHEN 8' 4" x 7' 0" (2.54m x 2.13m)

Range of beech effect wall and base cupboards. Roll edge working surfaces with inset stainless steel sink and drainer. Freestanding electric cooker. Plumbing/space for washing machine. Space for Fridge/Freezer. Wall mounted Baxi combination boiler. Double glazed window to rear. Serving hatch through to Lounge/dining Room.

LOUNGE/DINING ROOM

15' 11" x 14' 8" (4.85m x 4.47m)

A large room enjoying beautiful sea and coastal views across the surrounding area and towards Brixham Breakwater. Wall mounted gas fire. Radiator. Double glazed windows and sliding door opening to...

WIDE BALCONY- Again enjoying super views to the front.

INNER HALLWAY

Linen cupboard with radiator.

BEDROOM 1 13' 0" x 11' 0" (3.96m x 3.35m)

Double glazed window to front enjoying open and sea views. Built in double wardrobe. Full height fitted wardrobes to one wall. Radiator.

BEDROOM 2 9' 9" x 7' 5" (2.97m x 2.26m)

Double glazed window to rear. Radiator. Built in wardrobe.

BATHROOM/W.C.

White suite of panelled bath with mixer tap and shower attachment. Pedestal wash basin. Low level W.C. Tiled walls. Radiator. Double glazed window.

OUTSIDE

Number 9 has its own carport for car parking and a useful storage cupboard.

Internal staircase leads up to number 9.

GROUNDS

The flats stands in neatly maintained private grounds with lawns trees and shrubs.

PROPERTY INFORMATION

We are advised the following...

Extended lease with 133 years remaining. Proxim property management are the management company.

Current maintenance/service charge £906.64 every 6 months

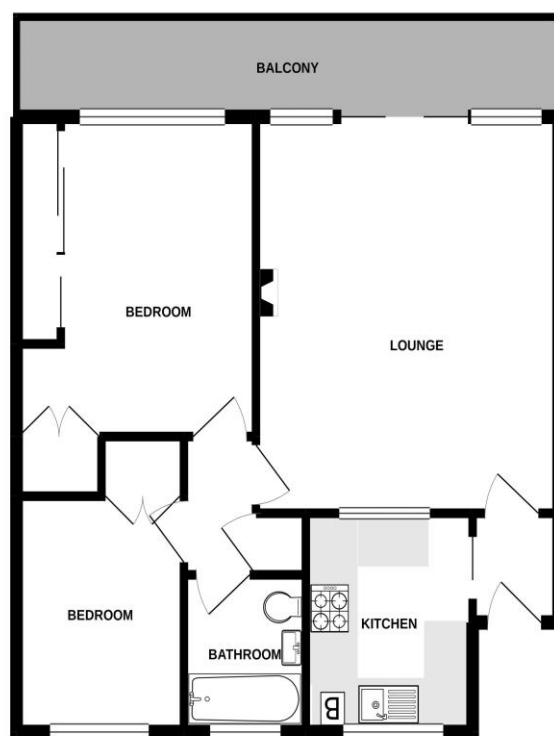
No sub-letting/holiday letting

No pets allowed.

COUNCIL TAX BAND C

ENERGY RATING D

GROUND FLOOR
614 sq.ft. (57.0 sq.m.) approx.



TOTAL FLOOR AREA - 614 sq.ft. (57.0 sq.m.) approx.
Made with Metropix 12/2021



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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