



Lands Court Marina Drive, Brixham, TQ5 9BE



£285,000 Freehold



Located in the sought-after coastal town of Brixham, this charming FREEHOLD TWO BEDROOM TERRACE HOUSE WITH GARAGE offers comfortable living and truly outstanding sea views. Set within a well-maintained complex with attractive communal areas, the property enjoys a peaceful position while still being conveniently located close to local amenities, public transport and scenic coastal walks.

As you approach the property, you are welcomed by a lovely, paved frontage which creates an attractive and practical outside space. This area provides a pleasant spot for seating or potted plants and offers an inviting first impression as you arrive at the home.

Upon entering the property, you step into a well-sized porch which provides useful space for coats, shoes and everyday storage before leading into the main living accommodation. From here, the home opens into a spacious open-plan ground floor layout. Positioned at the front of the house, the kitchen and dining area complement each other well to create a sociable and practical space for everyday living. The kitchen offers plenty of storage with a range of cupboards and worktop space, along with a particularly large under-stairs cupboard providing excellent additional storage. The kitchen also benefits from under-counter white goods, which may be available for purchase by separate negotiation. The flooring in the kitchen diner is finished with laminate for practicality and ease of maintenance.

Moving through to the rear of the property, the generously sized living room provides a bright and welcoming space to relax. This room enjoys a lovely outlook and makes the most of the spectacular views across the sea and coastline beyond. The living room also provides access to the rear patio area, creating a seamless connection between indoor and outdoor living.

The staircase is centrally positioned within the home and leads to the first-floor landing. Upstairs, the property offers two well-proportioned double bedrooms, both benefitting from fitted double wardrobes which provide excellent built-in storage. The bedroom at the front of the property enjoys pleasant views towards the breakwater and harbour area of Brixham Harbour. Also located at the front of the house is the main bathroom, which is fitted with a bath and shower overhead and finished with practical laminate flooring.

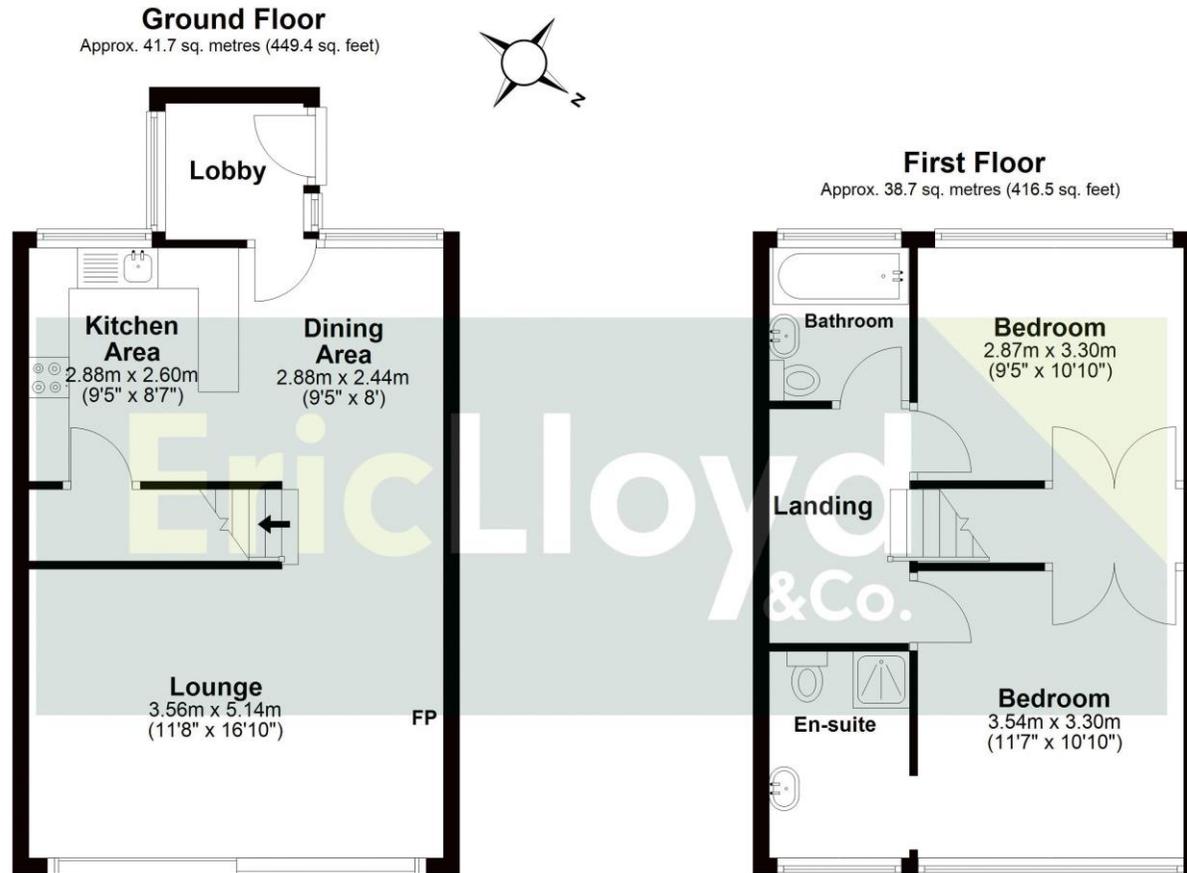
At the rear of the property, the second bedroom enjoys truly outstanding views across the bay, creating a peaceful and relaxing space. This room also benefits from its own ensuite bathroom, complete with a modern walk-in shower and laminate flooring. Externally, the rear patio area offers a fantastic place to sit and take in the breathtaking sea views, making it the perfect spot to enjoy a morning coffee or watch the sunset over the water.

The property further benefits from double glazing throughout and is mainly carpeted, with the exception of laminate flooring in the kitchen diner and bathrooms. A good-sized garage is located in a nearby block just a few yards from the property, providing useful parking or additional storage.

The home is heated by electric heaters and there is no gas supply. Conveniently positioned on a local bus route and within easy reach of beautiful coastal paths, this property offers a wonderful opportunity to enjoy the very best of coastal living in South Devon.

The property is freehold, for the well kept communal grounds there is a monthly maintenance charge of £48.





Total area: approx. 80.4 sq. metres (865.9 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:

COUNCIL TAX BAND: C

AGENTS NOTES: The Ofcom websites suggests that broadband and internet is available. There is no gas at the property.

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, Broadsands TQ4 6LE
churston@ericlloyd.co.uk

EricLloyd
&Co.

Eric Lloyd & Co wish to advise prospective purchasers that we have not checked the services or appliances. The sales particulars have been prepared as a guide only; any floor-plan or map is for illustrative purposes only. Eric Lloyd & Co, for themselves and for the vendors or lessors of this property whose agents they are give notice that: the particulars have been produced in good faith; do not constitute any part of a contract; no person in the employment of Eric Lloyd & Co has any authority to make or give any representation of warranty in relation to this property. Please be aware we may receive an introductory fee on recommendations for professional services.