

Prings Court, Market Street, Brixham, TQ5 8ET



A most charming **GRADE II LISTED APARTMENT** which has all the feel and character of a cosy **COTTAGE HOME**. The property forms the upper two floors of a unique building set at the head of Prings Court with its delightful row of cottages, many with the original cobblestones in front. The town centre is literally on the doorstep and the apartment itself is most easily accessed via the private gate off Church Hill West. The accommodation has a bright and airy feel with the main rooms enjoying a southerly open aspect over the town. It offers an easily run home. The smart kitchen is fitted in a galley style. The 18' long living room has a feature log burning stove whilst upstairs there is a handy dressing room off the bedroom, which is equally suited for use as a study or office. There is gas fired central heating. The harbourside with its associated restaurants, cafes and ferries to Torquay and Dartmouth is less than a five minute gentle stroll away. The apartment is offered for sale with no upward chain.

£139,950 Leasehold

ENTRANCE LEVEL

ENTRANCE LOBBY

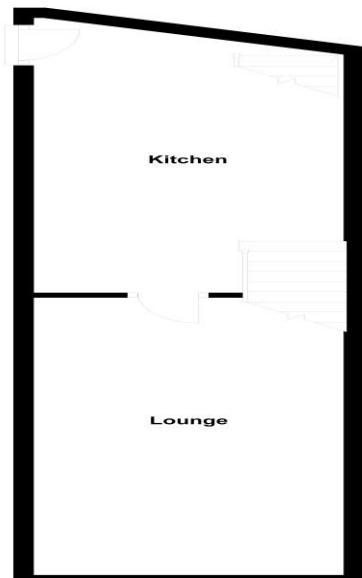
Half flight of stairs rise to:

KITCHEN 13' x 9' 6" (3.96m x 2.9m) overall

Comprehensive range of beech effect faced wall and base units with tiled surround. Frosted glass fronted display units. Inset stainless steel sink. Fitted gas cooker. Spaces for washing machine and fridge / freezer.

LIVING ROOM 18' x 10' (5.49m x 3.05m)

Enjoying a southerly aspect with an open view over the town. Feature log burning stove set on a brick hearth providing the centre piece for the room.



UPPER FLOOR

BEDROOM 16' 7" x 9' 9" (5.05m x 2.97m)

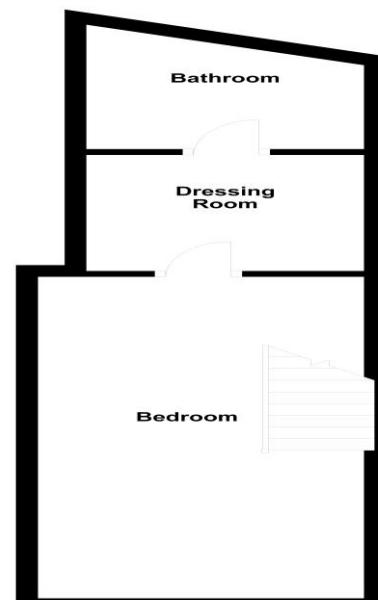
Dormer window with an open southerly aspect over the town. Access to under eaves storage space.

DRESSING ROOM/OFFICE 8' 4" x 6' 8" (2.54m x 2.03m)

Ideal as a walk in wardrobe/dressing room or equally suited as an office room. Cupboard containing gas fired central heating boiler.

BATHROOM/W.C.

Panelled bath with shower attachment set in tiled surround. Pedestal basin and close coupled W.C. Handy storage cupboard.



OTHER INFORMATION

We are informed that the property is held on an original 999 year lease from 1984. We understand that external maintenance costs are shared by means of a three way split.

ENERGY PERFORMANCE RATING: E

COUNCIL TAXBAND: A

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 B001852 Written by: Bill Bye