

## Church Hill East, Brixham, TQ5 8HH



Offered for sale with **NO ONWARD CHAIN**, this **ONE BEDROOM FIRST FLOOR FLAT**, is located in the heart of Brixham within easy walking distance of the picturesque harbour side and town centre. This cosy flat offers a lounge with central fireplace, kitchen with space for cooker and appliances, as well as a double aspect bedroom and compact shower room. The property provides low maintenance living with A rated council tax banding. Night storage heaters are fitted along with double glazing. Having the town centre on your doorstep creates easy living with a whole range of shops only metres down the road, as well as the town bus station just a stone's throw away. Internal viewing is highly recommended.

### £125,000 Leasehold

### ENTRANCE HALL

Upvc front door opening into entrance hall with electric consumer unit and meter.

### SHOWER ROOM

Shower with Triton electric shower unit, tiled surround and shower curtain. Wall hung basin. Low level W.C.

### LOUNGE 13' 4" x 11' 9" narrowing to 8'6" (4.06m x 3.58m)

Central ornate fireplace with tiled hearth and mantle (disused). Recessed shelving. Large window. Night storage heater.

### KITCHEN 8' 6" x 7' 4" (2.59m x 2.23m) at largest point

Grey base units with stone effect worktop. Inset stainless steel sink with tiled splash back. Space for freestanding cooker and space for freestanding fridge freezer. Window.

### BEDROOM 11' 3" x 8' 5" (3.43m x 2.56m) at largest

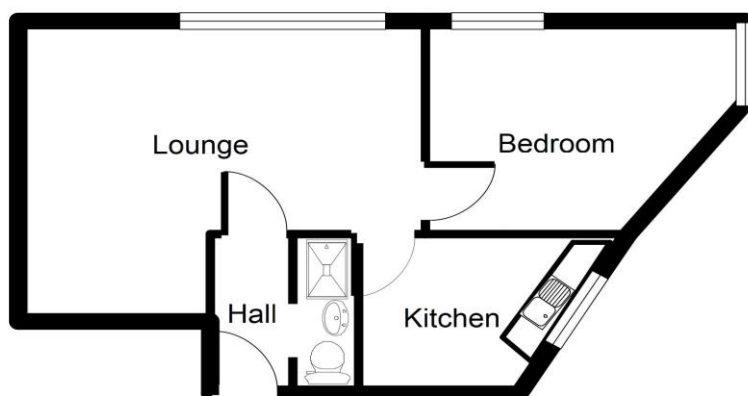
Double aspect room with window to front and side. Night storage heater.

### LEASE DETAILS

A new 999 year lease will be created upon the sale of the property. Long term letting, holiday letting and pets will be allowed. Peppercorn ground rent will be charged. The Freeholder currently owns the flat and has suggested a 1/3 split of maintenance, this is TBC. External decorating works have just been carried out by the freeholder.

### ENERGY PERFORMANCE RATING: E

### COUNCIL TAX BAND: 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 B001969 Written by: Bill Bye