



Aberdeen Court, Brixham, TQ5 0AU

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£165,000 Leasehold

Set in a convenient position at Higher Brixham Aberdeen Court is a purpose-built **FIRST FLOOR FLAT** offering spacious accommodation, its own private rear garden, and the benefit of no onward chain. With two double bedrooms, generous living space, and open views to the rear, this property represents an ideal opportunity for first-time buyers, investors, or those looking to downsize while remaining within reach to the town centre.

The flat is approached via a steps to a useful entrance porch, providing practical space for coats, shoes, and storage before leading into the main accommodation. At the heart of the property is a well-proportioned lounge/dining room positioned to the front aspect. This light and comfortable room offers plenty of space for both sitting and dining areas, making it versatile for everyday living and entertaining. Its layout provides an excellent foundation for new owners to style to their taste. The kitchen is fitted with a range of units and worktops, providing good storage and workspace. It is designed for efficiency, with space for appliances and a pleasant outlook that ensures it is both functional and inviting. There are two double bedrooms, each having built-in wardrobes, both rooms are well-sized, offering flexibility for use as main bedrooms, guest rooms, or even a home office if required. The accommodation is completed by a shower room with W.C. equipped with a modern suite and designed for convenience.

One of the standout features of this property is its private garden to the rear. Larger than typically expected for a flat, the garden provides plenty of scope for planting, outdoor seating, or even vegetable growing. It is a wonderful addition for those who enjoy having their own outside space, while still benefitting from the low-maintenance lifestyle a flat affords. The garden enjoys a degree of privacy and some open views beyond, enhancing the appeal.

Practical benefits include double glazing, electric heating, and the property's location within a purpose-built block of four.

Aberdeen Court enjoys a convenient position on Milton Street, close to local shops at St. Mary's Square and bus services, with Brixham town centre, harbour, and coastal walks all within easy reach.

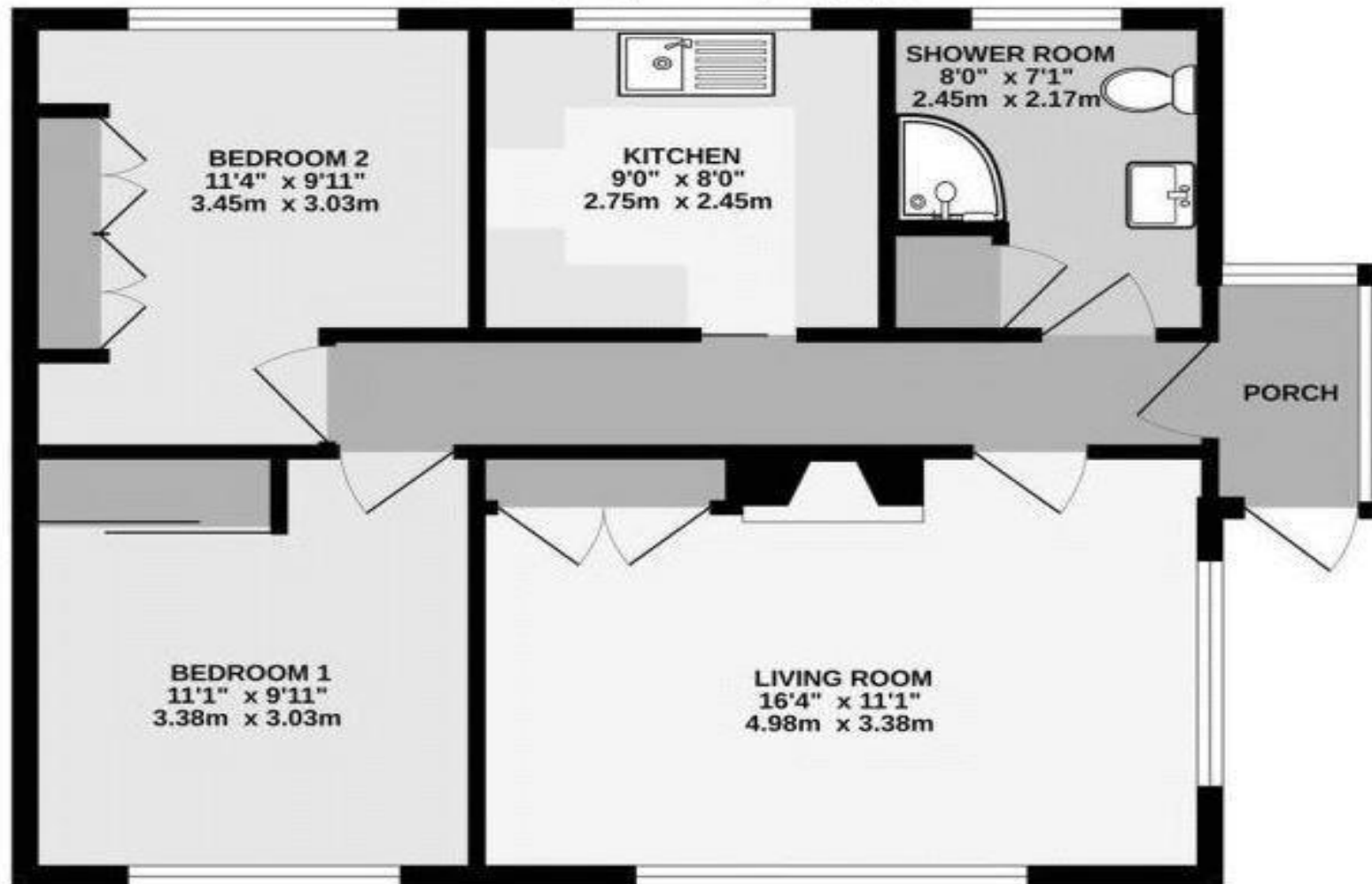
This means the property offers a lifestyle that combines practicality with the attractions of seaside living, making it equally suitable as a permanent home or a low-maintenance second property.

In summary, Aberdeen Court is a spacious and well-laid-out first-floor flat, enhanced by two double bedrooms, a generous lounge/dining room, fitted kitchen, shower room, and – unusually – its own good-sized private garden to the rear. With the further advantage of no onward chain, it represents an excellent opportunity for buyers looking to secure a comfortable home in a well-connected part of Brixham.

The flat is Leasehold, we understand it is held on a 999 year lease from November 1997. Maintenance is on an as and when required basis, which is shared between the four flat owners.

Peppercorn ground rent.

FIRST FLOOR
599 sq.ft. (55.7 sq.m.) approx.



TOTAL FLOOR AREA : 599 sq.ft. (55.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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ENERGY PERFORMANCE RATING: D

COUNCIL TAX BAND: A

AGENTS NOTES: The Ofcom website indicates that standard, superfast and ultrafast broadband is available in the area along with moderate mobile coverage.

VIEWINGS ARRANGEMENTS

Strictly by appointment through Eric Lloyd & Co

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