



Fairway Close | Churston Ferrers | Brixham | TQ5 0LG

Asking Price Of £165,000

Located in Churston between the coastal towns of Brixham and Paignton is this spacious two bedroom ground floor flat. Offering a good sized lounge diner with small sunporch off which leads to the communal gardens, two double bedrooms, a modern kitchen, and shower room. The property has the benefit of double glazing and central heating as well as the more recent kitchen, however will otherwise require some limited modernisation and redecoration. There is a single garage plus visitors parking (communal). Bus services run along the main Dartmouth Road and the popular Churston Broadway shopping area is within walking distance. Being offered with no onward chain early viewing is recommended.

- GROUND FLOOR FLAT
- TWO BEDROOMS
- SUNPORCH
- COMMUNAL GARDENS
- DOUBLE GLAZING AND CENTRAL HEATING

Communal entrance hallway. Private front door to flat.

HALLWAY Built in coat cupboard housing trip switch fuse box. Additional store cupboard plus airing cupboard with slatted shelving.

LOUNGE/DINER - 4.8m x 4.2m (15'8" x 13'9") A good size lounge/diner having an open outlook across the gardens at Fairway Close and to the famous Dart Valley Steam Railway turntable. Decorative fireplace with marble hearth and wooden mantle over. TV point. Radiator. Double glazed door leading to:-

SUNPORCH A perfect spot for sitting and relaxing and overlooking the gardens having a double glazed patio door leading to the gardens.

KITCHEN- 3m x 2.1m (9'10" x 6'10") at widest. Fitted with an arrange of matt grey wall and base units with wood effect work surfaces. Integrated four burner electric ceramic hob with cooker hood over and matching electric oven/grill. Space for upright fridge freezer. Plumbing for washing machine. Part tiled walls. Ideal gas boiler for central heating and hot water. Double glazed window enjoying an open outlook as per the lounge.

Address 'Fairway Close, Churston Ferrers, Brixham, TQ5 0LG '

Tenure 'Leasehold'

Council Tax Band 'B'

EPC Rating '61 | D'

Contact Details

26 Hyde Road
Paignton
Torbay
TQ4 5BY

www.taylorsestates.co.uk

info@taylorsestates.co.uk

01803 663561



BEDROOM ONE - 3.9m x 3m (12'9" x 9'10") at widest. A good double bedroom having a double glazed window to the side plus radiator.

BEDROOM TWO - 3.9m x 2.4m (12'9" x 7'10") at widest. A smaller double again with a double glazed window and radiator.

SHOWER ROOM Fitted with a white suite comprising vanity unit with semi recessed wash hand basin and close coupled WC with dual flush. Shower cubicle with mains fed shower fitment and glass sliding doors. Tiled walls. Radiator.

OUTSIDE There are generous communal gardens which are mainly laid to lawn with a variety of inset tree and shrub borders.

PARKING There is a single garage in a nearby block (to be confirmed). Visitor parking. Visitor spaces on a first come first serve basis.

MATERIAL INFORMATION Tenure: Leasehold. Length of remaining lease: 72 years remaining. Service charge (to be confirmed). Ground rent: £25.00.

Agents Note: These details are meant as a guide only. Any mention of planning permission, loft rooms, extensions etc, does not imply they have all the necessary consents, building control etc. Photographs, measurements, floorplans are also for guidance only and are not necessarily to scale or indicative of size or items included in the sale. Commentary regarding length of lease, maintenance charges etc is based on information supplied to us and may have changed. We recommend you make your own enquiries via your legal representative over any matters that concern you prior to agreeing to purchase.