



10A Church Hill East, Brixham, TQ5 8HH
Leasehold Flat - Garden
£189,950

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Tucked away just to the north of the town centre, yet only a short stroll from the harbour and local amenities, this beautifully presented one bedroom ground floor flat forms part of an attractive period building and offers a superb blend of character and modern comfort.

The property has been refurbished in recent years to a high standard throughout and is stylishly presented, creating a welcoming and ready-to-move-into home. At the heart of the property is an open plan living space incorporating a contemporary fitted kitchen, thoughtfully designed to complement the building's traditional feel. Character features such as an exposed stone wall and timber lintel add warmth and charm, while oak-style flooring and modern finishes provide a fresh and cohesive look. A focal fireplace with an electric wood-burner style fire and remote-controlled mood lighting adds to the cosy atmosphere.

A conservatory or sun room provides an additional bright and versatile space, ideal for relaxing or enjoying views over the garden. The double bedroom is well proportioned and served by a smart, modern shower room with a walk-in enclosure. The property also benefits from electric night storage heating.

One of the standout features is the delightful paved patio garden to the front of the property. Enjoying a sunny southerly aspect overlooking the town, it provides a wonderful spot for outdoor seating and al fresco dining, a rare advantage for a property of this type.

Offered for sale with no onward chain, this appealing home would make an ideal "lock up and leave" holiday retreat, a sound investment opportunity, a first-time purchase or equally a comfortable main residence in a convenient yet peaceful location. The lease is 999yrs from 22nd Feb 1989. Repairs & buildings Insurance are split, 2/3 paid by landlord. 1/3 paid by the property.

Council Tax Band: A



- Sunny Garden Apartment
- Beautifully Presented Throughout
- Offered As Chain Free

- One Bedroom / Ground Floor
- Close To Town & Harbour
- Leasehold / Council Tax Band A



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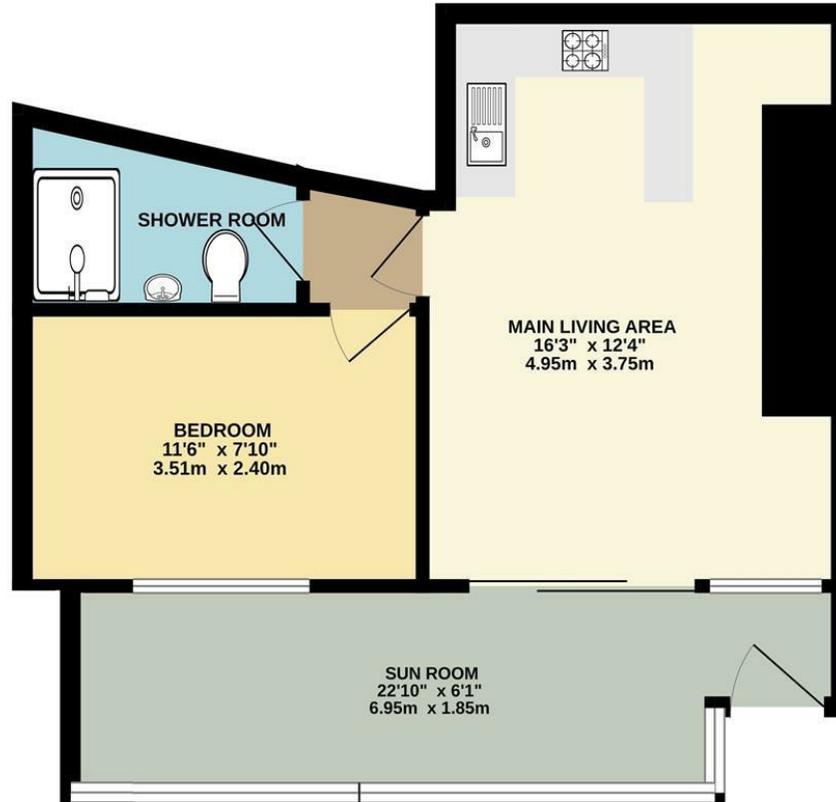
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GROUND FLOOR
438 sq.ft. (40.7 sq.m.) approx.



TOTAL FLOOR AREA : 438 sq.ft. (40.7 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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Current EPC Rating:

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(91-100) A			
(81-90) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

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Please note floorplans are to be used as a guide only. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of the property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from their solicitor. You are advised to check the availability of this property before travelling distance to view.