

Greenswood Road, Brixham, TQ5 9HN Freehold £164,950



- Large 3 Bed Maisonette
- Most Spacious Home
- Great Town Centre Location
- Just Half A Mile from Harbour
- With Designated Parking Space
- Sunny Courtyard Garden
- Gas CH and PVCu Double Glazed
- Immediate Vacant Possession



Number 2a is a most spacious 3 bed maisonette which has a courtyard garden area and parking space. The maisonette accommodation is laid out on the ground and first floors, (N.B. The second floor is a separate dwelling known as 2b Greenswood Road, held on a 999 year lease, which also owns a parking space to the rear).

The maisonette has previously been let on an Assured Shorthold Tenancy, producing a rental income of £650 per calendar month. The property is generous in size with a 23' x 17'7 living room plus two large double bedrooms and a single.

The location is central and convenient being close to many local amenities and just half a mile to the harbour area (fairly level walk). There are local shops to hand, schools and Brixham Swimming Pool and Rugby Club are just a short walk away.

PVC-u Double Glazed Front Door to...

ENTRANCE HALL	6'1 X 4' (1.85m X 1.22m)	Wood laminate floor. Glazed panel door to Living Room (see later) and door to...
CLOAKROOM / W.C.	5'7 x 3'3 (1.70m x 0.99m)	With WC (small window).
LIVING ROOM	23'1 x 12'7 (7.04m x 3.84m)	At Average. Large "through room" with outlook over front garden and PVC-u double glazed sliding door out to courtyard garden. 3 wall light points. Feature stone chimney breast with living flame Valor fire set on stone hearth. Picture light. Television point. Understairs cupboard. Stairs up to First Floor (see later). Glazed door to...
KITCHEN	13'11 x 8' (4.24m x 2.44m)	Overlooking rear courtyard garden. With fitted kitchen - good extent of worktops with tiled splashbacks. Comprehensive range of units, wall cupboards, drawers "etc". Hotpoint gas hob. Stainless steel sink unit. Whirlpool brushed steel double oven and grill. Striplight. Glazed door.
UTILITY / SUN PORCH	12'2 x 4'3 (3.71m x 1.30m)	Plumbing and power points "etc". PVC-u double glazed door to rear courtyard.
FIRST FLOOR		Large landing with airing cupboard and store cupboard.
BATHROOM	13'10 x 8'6 (4.22m x 2.59m)	With dual aspect windows. A large bathroom with white contemporary suite comprising bath, WC and washbasin set in big vanity unit with drawers and cupboards under. Tiled shower cubicle with power shower. Striplight. Tiling to most wall area.



BEDROOM 1 21'3 x 10'4 (6.48m x 3.15m) 2 Fitted wardrobes.

BEDROOM 2 12'7 x 10'4 (3.84m x 3.15m) Fitted wardrobe and dressing tables.

BEDROOM 3 9'9 x 9'7 (2.97m x 2.92m) Built-in wardrobe.

OUTSIDE

FRONT

Paved garden

REAR

Large sheltered courtyard - enclosed and a real sun trap. Ideal for barbeques and drying clothes. Concrete steps to timber

door leading to PARKING SPACE. Raised border to rear boundary wall.

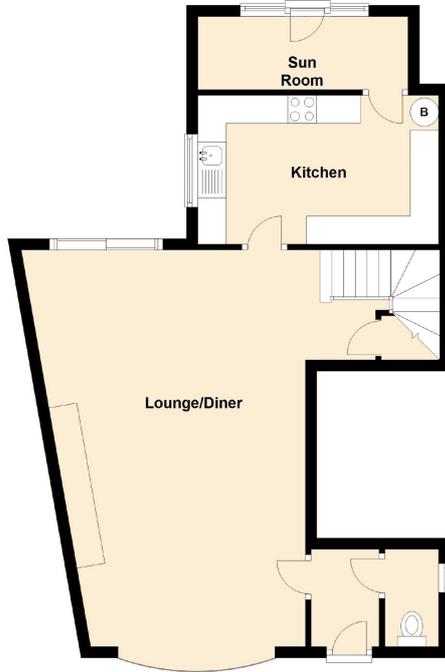
N.B.

Plans are passed for two new 'coach house' flats, with parking under, to be constructed along the rear boundary of the car park to

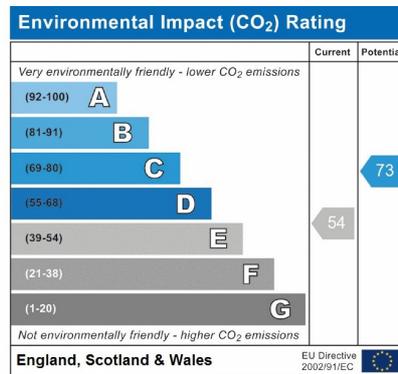
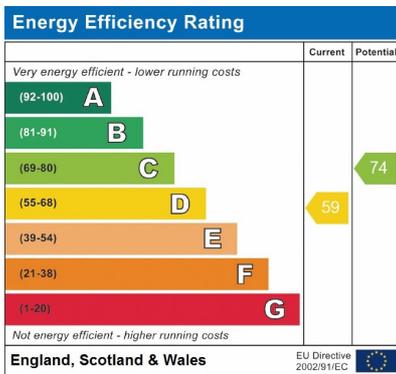
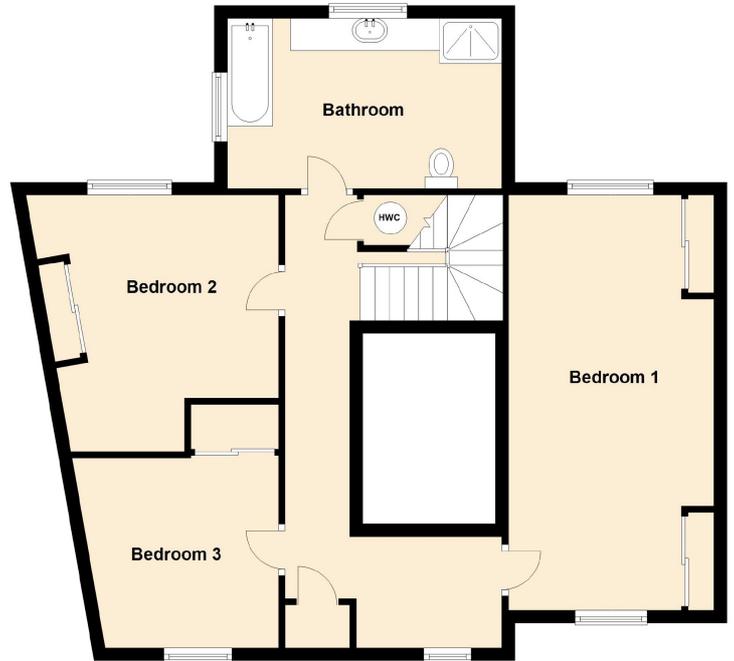
the rear of 2a Greenswood Road. The project will likely be over 2018/19.

**COUNCIL TAX
BAND D**

Ground Floor



First Floor



Freehold Price £164,950 L J Boyce Map Reference - E4

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 the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

References to the Tenure of a 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 any distance to view.