



Overgang Road, Brixham, TQ5 8AT



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A Good Sized Purpose Built Ground Floor Apartment With Sea Views...

- Reception Hall, Sea and Harbour Views,
- Lounge / Diner, Modern Fitted Kitchen
- Two Double Bedrooms
- Sun Room / Hobbies Room
- Bathroom, Utility Room
- Separate W.C.
- Driveway Parking For Two Vehicles
- uPVC Double Glazing, Night Storage Heating
- No Onwards Chain, Internal Viewing Highly Recommended
- EPC Rating - F



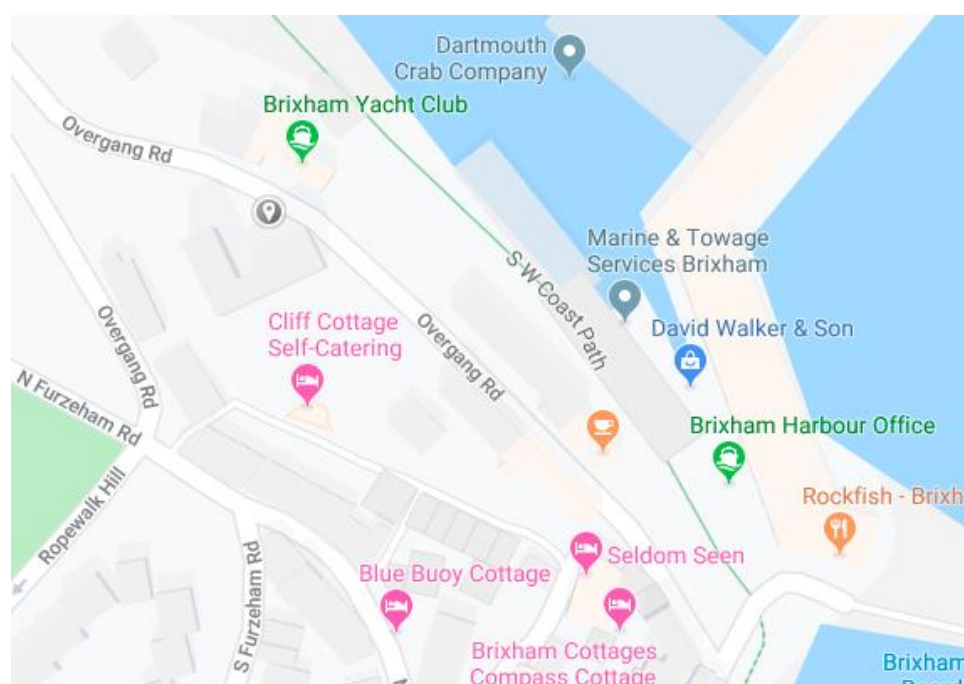
With This Ground Floor Apartment Has Two Bedrooms, Two Bathrooms, Two Parking Spaces And Sea Views Making It Highly Desirable Apartment...



Being offered for sale with no onward chain is this ground floor apartment located close to Brixham Harbour with the added benefit of two parking spaces making it a perfect holiday let, the internal accommodation comprises lounge / diner, modern fitted kitchen, utility room, two double bedrooms, sun room / hobbies room, separate W.C. family bathroom. The property is installed with uPVC double glazing and night

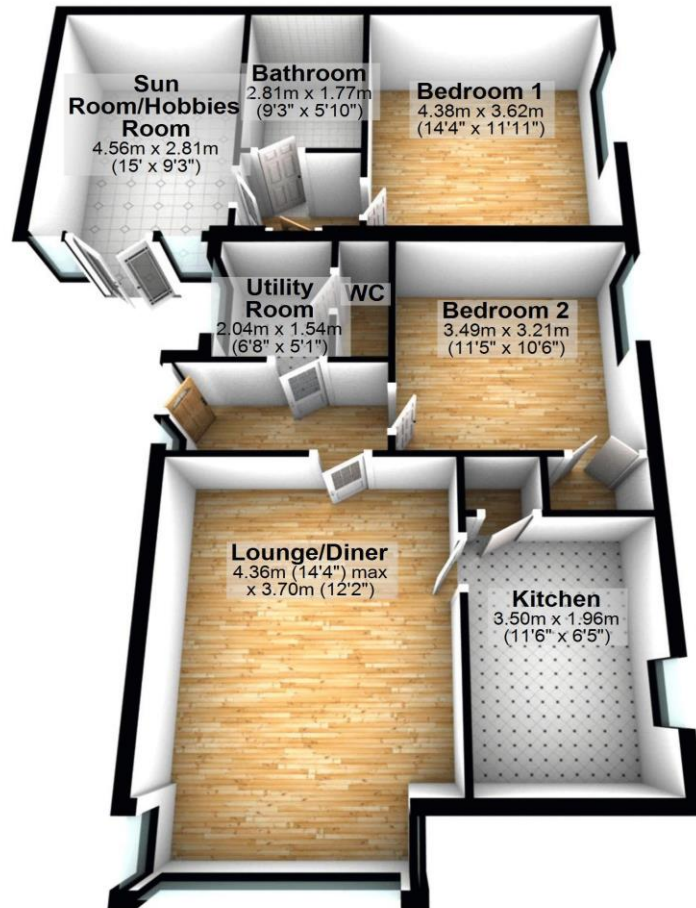


The property is situated a stones throw from the picturesque Brixham Harbour surrounded by array of boutique, shops, bars and restaurants. The town centre is a further 100 yards walk with an array of shops, amenities and facilities and where you can find the main 12 bus service with connections to the en neighbouring towns of Paignton and Torquay. The property is also within easy reach of the Western Lady Ferry Service with regular Ferry services across to Torquay.



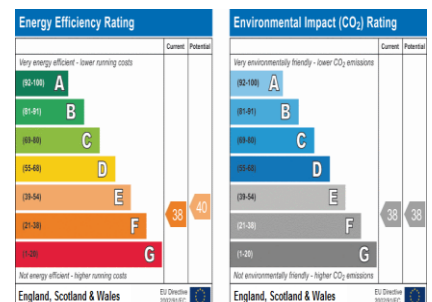
Please do not hesitate to contact the team at Absolute Sales & Lettings on **01803 890118** for more information or to arrange an accompanied viewing on this property.

Ground Floor



Have a property to sell or let?

If you are considering selling or letting your home please contact Absolute Sales & Lettings the top-rated agent in Torbay on



Consumer Protection Regulations: We have 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. References to the Tenure of a Property are based on information supplied by the seller. We have not had sight of the Title Documents. A buyer is advised to obtain verification from their solicitor or surveyor. Floorplans shown are for guidance only and should not be relied upon. Items shown in photographs are NOT included unless specifically mentioned within these details. They may however be able by separate negotiation. You are advised to check the availability of this property before travelling any distance to view. Particulars are produced in good faith to the best of our knowledge and are set out as a general guide only.



**1 Dolphin Court
Overgang Road
Brixham
TQ5 8AT**

Guide Price: £210,000 - £220,000 Leasehold

We are delighted to enclose details of the above property for your consideration. Please note that viewing is strictly by appointment through our office:

**16a Fore Street
Brixham
Devon
TQ5 8DS**

If you have any specific enquiries relating to the property prior to arranging a journey to visit, please do not hesitate to contact us, we will be delighted to assist you.

Rooms & Sizes

uPVC double glazed front door
obscure glazed side window leads
into...

Reception Hall

Night storage heater, original parquet
floor, half height wood panelling,
doors to principle rooms, door to...

Lounge / Diner

14' 4" x 12' 2" (4.36m x 3.7m) Plus Bay Window

Large uPVC double glazed picture
window affording lovely outlook across
Brixham Marina, Breakwater and Sea
Views to Portland. Night storage
heater, television aerial connection
point, door to....

Kitchen

11' 6" x 6' 5" (3.5m x 1.96m)

Fitted with a modern range of units
comprising inset stainless steel one and
half bowl sink units with single drainer
and mixer taps over, areas of modern
rolled edge work surface over a range
of fitted floor cupboards and drawers
with matching wall mounted
cupboards over, inset four burner
electric hob with electric fan assisted
oven below, extractor hood over,
integrated fridge, complimentary tiled
surrounds, uPVC double glaze window
giving outlook to the side, recessed
spot lighting, built-in storage cupboard
housing hot water cylinder and cold
water tank.

Utility room

6' 8" x 5' 1" (2.04m x 1.54m)

Space and plumbing for dishwasher,
space for freezer, built-in storage
cupboard, uPVC obscure double
glazed window to the side, door to...

Separate W.C.

Fitted with white suite comprising low
level W.C. pedestal wash hand basin,
complimentary tiles surrounds, wall
mounted mirror.

Bedroom One

14' 4" x 11' 11" (4.38m x 3.62m)

uPVC double glazed window giving
outlook to the side, night storage
heater, recessed spot lighting.

Bedroom Two

11' 5" x 10' 6" (3.49m x 3.21m)

uPVC double glazed window giving
outlook to the side, power points, built-
in double wardrobe.

Sun Room / Hobbies Room

15' 0" x 9' 3" (4.56m x 2.81m)

Tiled flooring, uPVC double glazed
french doors with matching side
windows giving outlook to the front
taking in the views of Brixham
Breakwater and Sea Views beyond,
power points,

Family Bathroom

9' 3" x 5' 10" (2.81m x 1.77m)

Fitted with white suite comprising
panelled bath, single shower cubicle
with electric wall mounted shower
over, pedestal wash hand basin, floor
to ceiling tiling, tiled flooring, chrome
ladder style heated towel rail,
recessed spot lighting, extractor fan.

Outside

The front of the property is approached
via a paved driveway which affords
tandem off-road parking for two
vehicles, adjacent to which is the small
front garden laid to crazy paving and
enclosed by wrought iron railing.