



Marina Court, Brixham, TQ5 9AT

**£524,950    Tenure: Freehold**



# Marina Court, Brixham, TQ5 9AT

A marine townhouse with exceptional sea views across Torbay

- Marine townhouse
- Exceptional sea views
- Open plan lounge/ diner
- Modern fitted kitchen
- 3 double bedrooms
- family bathroom/ WC, ground floor shower room/ WC
- Private composite decking & balcony
- Covered carport
- uPVC double glazing & gas central heating
- EPC - D

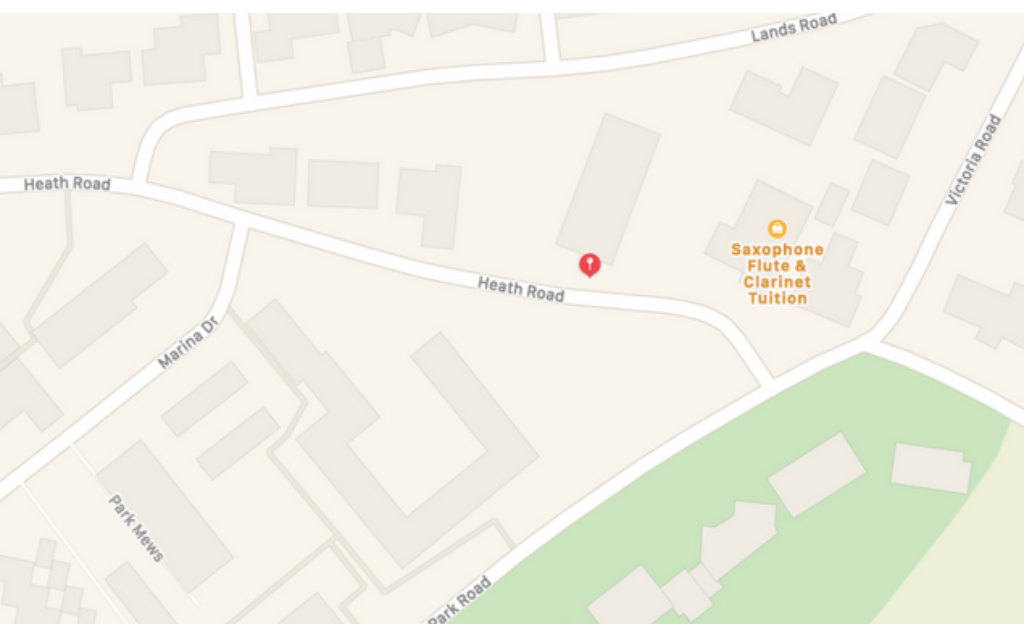


A 3 bedroom townhouse on the popular Berry Head side of town

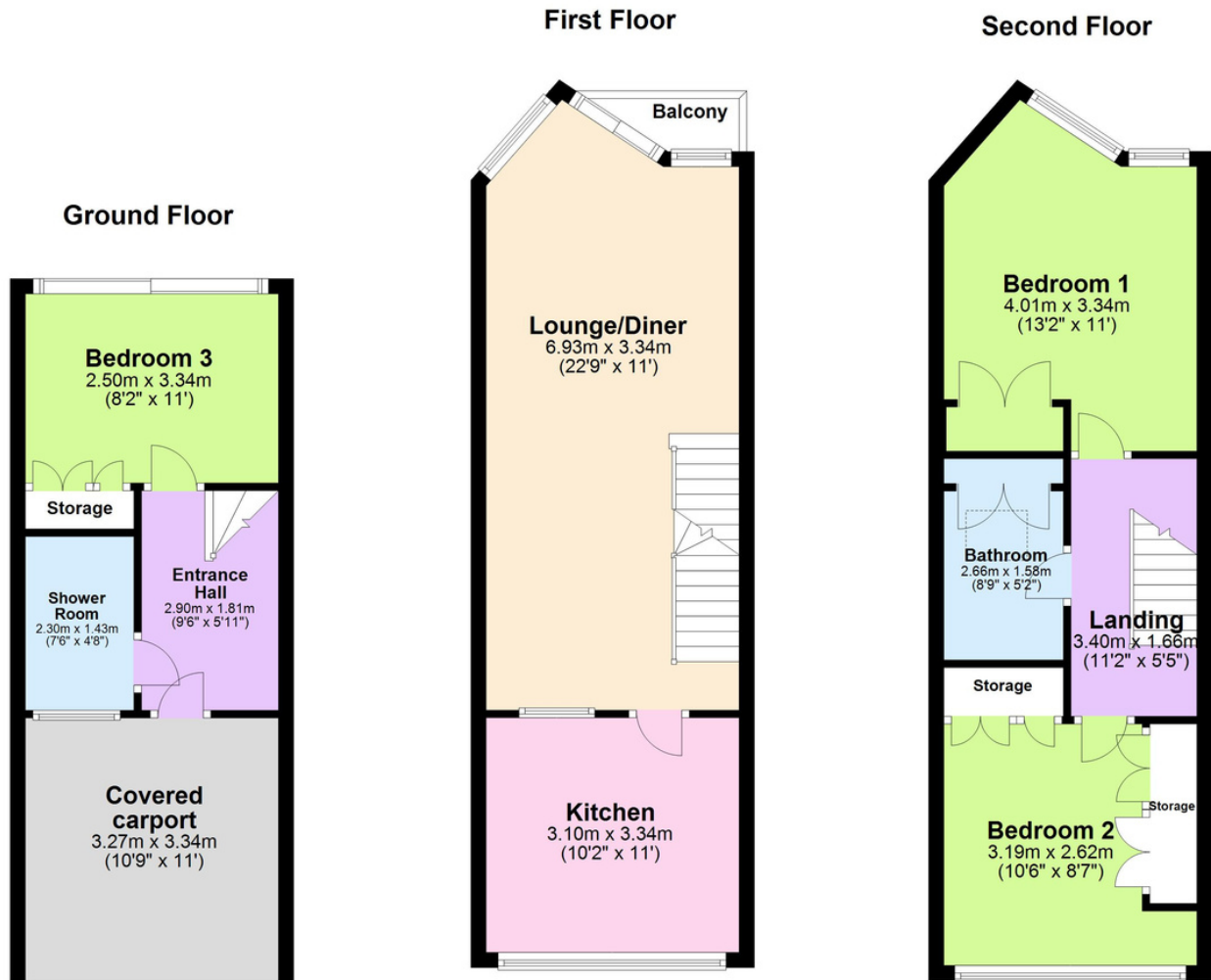
This immaculately presented, mid terraced townhouse is situated on the popular Berry Head side of town with accommodation comprising; entrance hall, ground floor bedroom, ground floor shower room/ WC. On the first floor the property has an open plan lounge/ diner providing access to the balcony there is also a modern fitted kitchen. Whilst on the second floor there are two further double bedrooms plus the family bathroom/ WC. Outside the property is approached via a covered carport with storage cupboard and a composite decking area to the rear. The property also benefits from the use of the beautifully stocked communal garden. The property benefits from uPVC double glazing & gas central heating. An internal viewing is an absolute must to appreciate the accommodation and sea views on offer.



The property is situated on the sought after Berry Head side of town, approximately half a mile to three quarters of a mile distant from Brixham town centre which boasts an array of shops, facilities and amenities, as well as the picturesque Brixham harbour itself surrounding by boutique shops, bars and restaurants. There is a bus service on Wall Park Road which links to the town centre where the main bus stop is located and offers great connections to the neighbouring towns of Paignton and Torquay. Both primary and secondary schooling are located within half a mile and the local convenience store is also approximately a third of a mile distant. The stunning Berry Head country park is also approximately one mile away with its napoleonic forts, which also gives access to the picturesque South West coastal path.



Agents note  
 Torbay Borough Council  
 Council tax band - C



Total area: approx. 101.4 sq. metres (1091.1 sq. feet)

Approx  
Plan produced using PlanUp.

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We refer potential purchasers to Wollens & Busbys Law for conveyancing, Greenlight Mortgages for mortgages, McCluskey Surveyors for surveying, Team Removals for removals & Saltwater Escapes for holiday letting management. It is your decision if you choose to deal with any of these companies, however should you choose to use them we would receive a referral fee from them for recommending you to them as follows: Wollens & Busbys Law £150, Greenlight Mortgages £300, McCluskey Surveyors £50, Team Removals £50 & Saltwater Escapes £100. We have carefully selected these associates for the quality of their work and customer service levels, the referral fees they give us is part of their marketing budget and does not affect the amount you pay.

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.

