

Call 01626 818094
to find out more



5, Brimley Court, Brimley Road, Bovey Tracey, TQ13 9DH

£180,000



- First Floor Apartment in Characterful Building
- Lounge and Kitchen
- One Large Bedroom can be Split Back into Two Bedrooms
- Bathroom
- Lift to All Floors and Stunning Communal Gardens
- Garage in a Block and Parking Spaces
- Would Benefit from Updating
- No Onward Chain
- EPC Rating E
- Tenure: Leasehold with an Eighth Share of Freehold



Step Inside

The property is located on the first floor and can be accessed through the front of the building with use of an elevator, or through the back of the building with two flights of stairs.

On entering through the front door, the hallway leads first to the large, luxury size bedroom with dual aspect windows overlooking the beautiful communal gardens. Originally two bedrooms, this could either stay as one large bedroom or be converted back to two bedrooms with a stud partition wall.

The living room boasts plenty of light with windows on both sides and there is currently a built-in corner bookshelf. To the far end of the living space is the doorways to the bathroom and the kitchen.

The bathroom has a bath with a shower attachment, WC & wash basin.

The cosy kitchen currently has a built-in gas cooker and hob with space for a washing machine and under counter fridge. There are cupboards for storage and a stainless-steel sink with an outlook to the gardens.

The water tank is housed in a unit with shelving underneath for extra storage. The gas boiler is located next to the cooker.

This property will benefit from an update and is perfect for someone looking to put their stamp on something.



Your Notes:

Measurements:

Lounge: 4.65m x 2.98m (15'3" x 9'9")
Bedroom: 4.95m x 3.39m (16'3" x 11'1")
Kitchen: 2.39m x 2.32m (7'10" x 7'7")
Bathroom: 2.39m x 2.02m (7'10" x 6'7")

Step Outside

The beautiful building of Brimley Court is positioned in an ideal location close to Dartmoor and surrounding countryside. A gravelled driveway leads to several parking spaces on the left and then continues to the left side of the building, to a block of garages one of which belongs to the apartment. The beautiful communal grounds, which is mainly laid to lawn has an abundance of plants and shrubs for the use of all of the residents and are maintained and cared for by the gardeners, who are employed by the residents. Several seating areas have been designed for residents to take in the surroundings, peacefully on your own, or with others. There are also a couple of whirly gigs located to the rear of the building for the communal use of all the residents.

USEFUL INFORMATION:

Mains electric, gas, water and drainage connected. Council Tax Band is B. Ground Rent/ Service Charges: £1020 per annum. This includes insurance and maintenance of the building and grounds. The leasehold apartment is being sold with a share of the freehold and has the remainder of the lease of 999 years running from 1983.



Agents insight:

"This gem of an apartment sits close to Dartmoor National Park on the outskirts of Bovey Tracey, giving you the best of both worlds.

It currently has one very large bedroom which was originally two, so this can either be changed back with a stud partition wall or remain as a luxuriously sized bedroom. This apartment would benefit from some updating but this means you can put your own stamp on it. With no onward chain, this is worth a look."

LOCATION:

This apartment is on the first floor of Brimley Court, a well cared for Victorian building, forming eight apartments. The property is a five minute drive from Bovey Tracey town centre. Known as the "Gateway to the Moors", Bovey Tracey offers a comprehensive range of shops and amenities including a health centre, library, primary school, inns and churches. The town also benefits from good sporting facilities, including a swimming pool and a sports field/ tennis courts. The A38 dual carriageway, linking Exeter and Plymouth to the M5 motorway is within two miles of the town and there are mainline railway stations at Newton Abbot and Exeter. The open spaces of Dartmoor lie just to the west of the town and the South Devon beaches are mostly within 30 mins driving distance.

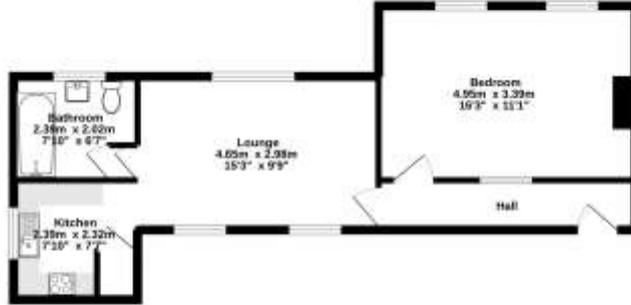


Floor Plan

Energy Efficiency Rating		Current	Potential
Most energy efficient - lower running costs			
100-1	A		
81-100	B		
62-80	C		75
43-61	D		
25-42	E	14	
10-24	F		
1-9	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
www.epc.co.uk			

Garage
11.7 sq.m. (122 sq.ft.) approx.

Ground Floor
45.4 sq.m. (489 sq.ft.) approx.



TOTAL FLOOR AREA: 56.7 sq.m. (611 sq.ft.) approx.

While every attempt has been made to ensure the accuracy of the description contained herein, measurements of doors, windows, floors and any other parts are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, appliances and equipment shown hereon have been noted and no guarantee as to their operability or efficiency can be given.
Made with Blueprints 120207

chamberlains

Disclaimer:

Whilst these particulars are believed to be correct, they are not guaranteed by the vendor or the vendor's agents, and neither does any person have authority to make or give any representation or warranty on their behalf. Prospective purchasers must satisfy themselves by inspection or otherwise as to the correctness of each statement contained in these particulars. The particulars do not constitute, or form part of, an offer or a contract.

