



Plover 2, The Cove Fishcombe Road, Brixham, TQ5 8BX
Leasehold - Share of Freehold Apartment
£330,000

boycebrixham
email property@ljboyce.co.uk call 01803 852736

The Cove is an exclusive gated development perched above the romantic Fishcombe Cove on Brixham's rural fringe. With heated communal pool and communal outside spaces. The apartments can be private holiday bases, permanent homes or holiday let investments, where commercially they do very well.

Brixham harbour and town centre are approximately 1/2 mile away. A beautiful walk which overlooks Torbay, the outer harbour and Breakwater. Nestled around the waterfront are many cafes, fish restaurants, pubs and shops. Fishcombe Cove, with its quaint beach cafe, has sheltered swimming for those looking for exhilarating exercise and is popular for boats to moor off.

'Plover 2' is a superbly appointed two bedroom first floor apartment in a block of four, which was newly constructed in 2015 (most of the other blocks were redevelopments) and the Plover block benefits from slightly larger living accommodation and solar panels on the roof. Aside from the open, modern, living space, the property offers two excellent size double bedrooms (both with built in storage), a stylish family bathroom and a very impressive sun terrace opening out from the lounge and master bedroom - spanning the full width of the apartment and enjoying superb open bay views across Torbay and Lyme Bay.

The apartment is very appealing - contemporary in design with some smart finishing touches. With engineered oak flooring, downlighters, and modern dark grey double glazed window units. The heating is electric. There is an attractive white shaker style kitchen with good quality white worktops and good quality appliances. Most conveniently, there is an allocated parking space just a few short metres away from the property, as well as additional visitor parking on the development.

The property is held on a 125 year lease (from 2015) and we are pleased to offer this to market with a 1/35 of the freehold of 'The Cove' development. The maintenance charges are very reasonably priced and the charge is currently circa £1,850 for the year, this includes site maintenance & management, insurance, pool maintenance and running, utilities to the site, twice yearly window cleaning, groundsman for the extensive site, refuse collections, CCTV & electronic security gate entrance, and a sinking fund.

Plover 2 is currently operating as a successful holiday-let, and these properties suit very well as a commercial holiday let investment, a low maintenance second home/bolthole, or often as a combination of the two, allowing owners to enjoy the luxury of a second home, whilst making the property work for them at the same time. The furniture and contents are available by separate negotiation. Offered with NO ONWARD CHAIN.

Council Tax Band: Exempt



- Exclusive Coastal Gated Development
- Open Plan Lounge/Diner
- Modern Fitted Kitchen & Bathroom
- Perfect Holiday Home / Investment

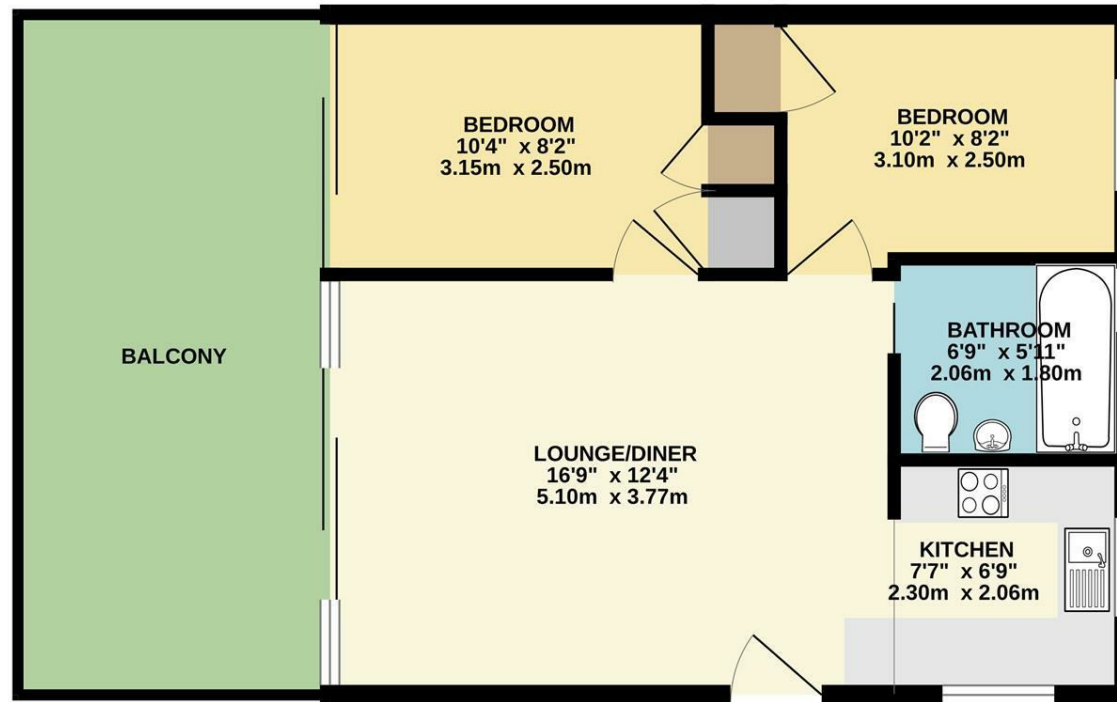
- Shared Heated Swimming Pool
- Leasehold With Share Of The Freehold
- Two Excellent Double Bedrooms
- Private Allocated Parking





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FIRST FLOOR
468 sq.ft. (43.4 sq.m.) approx.



TOTAL FLOOR AREA : 468 sq.ft. (43.4 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: C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92-100) A		
(81-91) B			
(69-80) C		75	75
(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.

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