



Crayfish 62 Fore Street, Brixham, Devon, TQ5 8EG
Leasehold Apartment - Second Floor
Asking Price £275,000

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

Offered to market for the first time is this most spacious, light and bright two bedroom second floor apartment in an old Bank building, right in the heart of Brixham's bustling harbour scene. There are high quality fish restaurants and stylish bars and coffee shops all on the doorstep. The location will prove popular for those wanting a second home or holiday-let investment in amongst the 'action' that this well-loved port town is becoming increasingly well known for!

Finished in 2023, and accessed from the communal entrance on Pump Street, some steps take you to the second floor where you enter 'Crayfish' into a spacious and modern entrance hall. There is a high-quality family bathroom to your left (with fire escape access out) and the added benefit of a cleverly considered utility cupboard. Beyond the bathroom is the main living accommodation, with Bedroom 2 being a long double bedroom with dual aspect and some lovely touches. The central lounge is again beautifully presented and enjoys plenty of character with it's feature inset hearth and angled walls.

The kitchen/dining room is of particular note; an unusually large space for these types of property, there is banquette seating in front of the large, south facing picture window, bringing in plenty of natural light. The kitchen is modern and stylish, with an L-shaped design offering added space and functionality, with built in mid-height oven and integrated dishwasher etc.

The master bedroom is stunning - boasting a triple-aspect and a unique, 'crows nest' view up Fore Street, the room is large, very light and bright and blend character with modern styling exceptionally well.

The property enjoys efficient electric central heating throughout, serviced by a premium 'Heatrae Sadia Electromax' boiler, and everything was new in 2023. The property is currently operating as a successful holiday let, and all fixtures and fittings can be acquired by separate negotiation. There is no parking with the property, but street parking is available nearby, as well as permits for the town centre car park nearby.

The sale of the property will come with a brand new, 999 year lease with a peppercorn ground rent and a service charge of circa £1500 pa. Holiday letting and pets will be expressly permitted to avoid any complications on a future sale. Offered to market with NO ONWARD CHAIN.

NB: COUNCIL TAX - We are waiting on confirmation from the local authority which Council Tax banding this property is. This is expected to be a 'B' rating.

Council Tax Band:



- Stunning Top Floor Apartment
- Two Exceptional Double Bedrooms
- Directly In The Heart Of Brixham Harbour
- Super Lock-up-and-Leave or Holiday Let

- Modern, High-Quality Finish Throughout
- Light-and-Bright Throughout
- No Onward Chain
- A Particularly Spacious Property



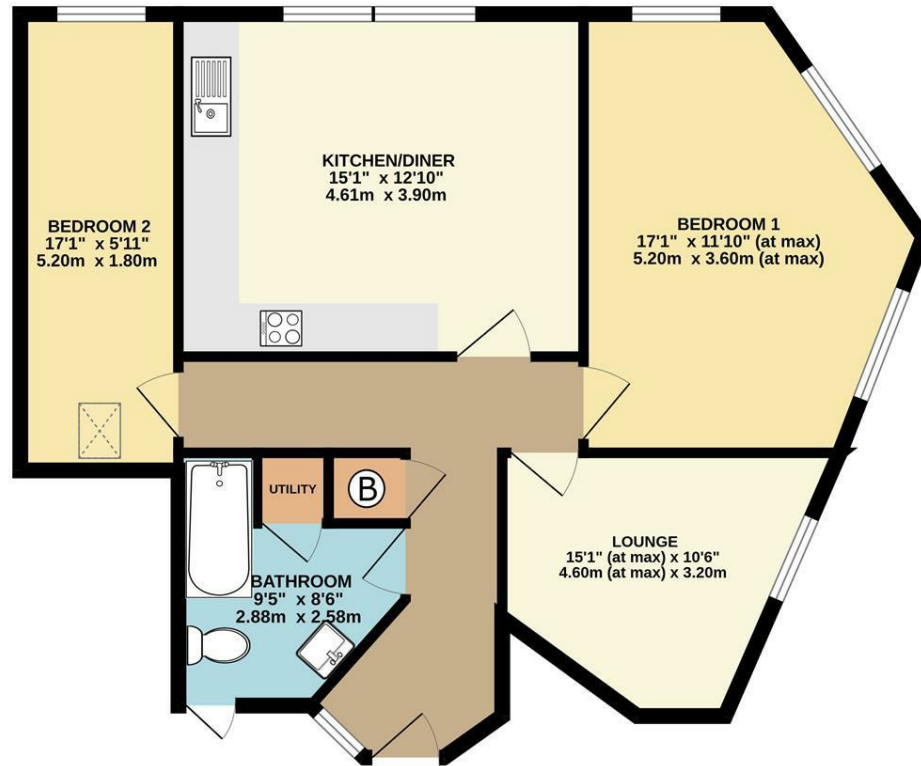
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SECOND FLOOR
737 sq.ft. (68.4 sq.m.) approx.



TOTAL FLOOR AREA: 737 sq.ft. (68.4 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: D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92-100) A		
(81-91) B			
(69-80) C			
(55-68) D		62	64
(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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