



Ayur, 64 Fore Street, Brixham, Devon, TQ5 8EG
Leasehold House - Terraced
£540,000

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This magnificent three-storey residence is located in the heart of Brixham's lively high street and harbour area. It presents itself as a high quality and chic retreat, surrounded by an array of restaurants, bars, cafes, and shops just a stone's throw away. A short, level stroll of 1/2 mile will lead you to Breakwater Beach, Berry Head Nature Park and the South West Coastal Path. Alternatively, you can opt for a picturesque walk along the nearby coastal path, or take a ferry ride to the charming town of Torquay (8 miles away), offering additional golden-sand beaches and amusements. Other coastal attractions in close proximity include Dartmouth (7 miles away), known for its scenic steam railway through the Dart Valley, and Paignton (5.5 miles away), boasting a water park and a zoo.

Currently operating as a successful holiday-let, 'Ayur' was fully reconfigured and renovated in 2023 from the former restaurant that occupied the space, and our vendors and worked extremely hard to create a very spacious, very light and bright harbour residence that exudes luxury and will suit a wide range of buyers from holiday-let investors, owner/occupiers looking for a convenient and premium home, or those seeking a low maintenance premium second home by the sea!

Access to this property is through it's own, private front door from street level, via an entrance porch leading up a flight of stairs to the stunning open-plan lounge/kitchen/dining area. The kitchen is fully equipped with ample worktop space, while the dining area comfortably accommodates all guests. The lounge area features a contemporary 'media wall' and elegant fireplace - ideal for relaxation after a busy day! There is also a large, private terrace off the kitchen which is perfect for dining alfresco in the warmer months.



- Stunning Town Centre Residence
- Current Operating As A Successful Holiday Let
- Three Large Double Bedrooms (Two Ensuite)
- Offered With No Onward Chain
- Fully Renovated Throughout In 2023
- Beautifully Finished Throughout
- Positioned In The Heart Of Brixham Harbour
- High Quality And Spacious Accommodation



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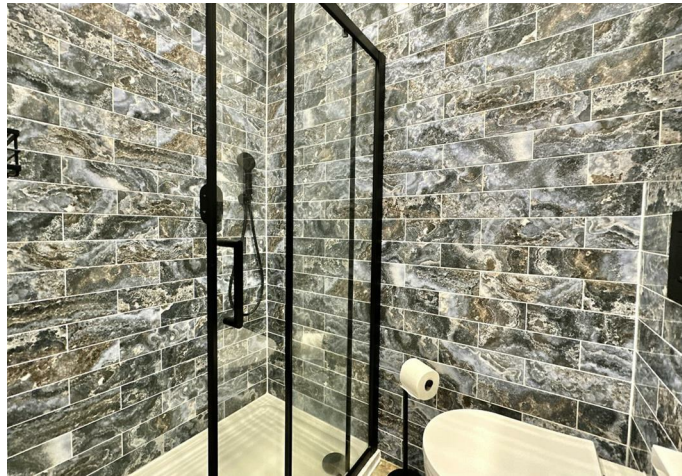
On the second floor, you'll find a spacious beautiful double bedroom (2), boasting a beautifully appointed shower room ensuite and spacious walk in wardrobe. Additionally, there's a further, equally luxurious, light-and-bright double bedroom (3), again with built in storage. There is a jaw-dropping family shower room central to the second floor, with again is of the highest quality, styled very well and featuring one of the best shower arrangements we've seen!

The third floor hosts a stunning and quite unique master suite, enhanced by skylights that bathe the space in natural light. This suite instantly impresses with an open-plan bathroom area with a freestanding bath, and access to a private balcony area through bi-folding doors and offering impressive sea and harbour views with space for seating - a wonderful spot for the morning coffee!.

The property boasts two separate balcony areas: a large one accessed from the kitchen, perfect for outdoor dining, and an additional one on the top floor bedroom, providing sea views and a small bistro set. There is no parking with property, however street parking is available nearby and permits can be acquired for one of several car parks 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 'C' rating.



Council Tax Band: New Build



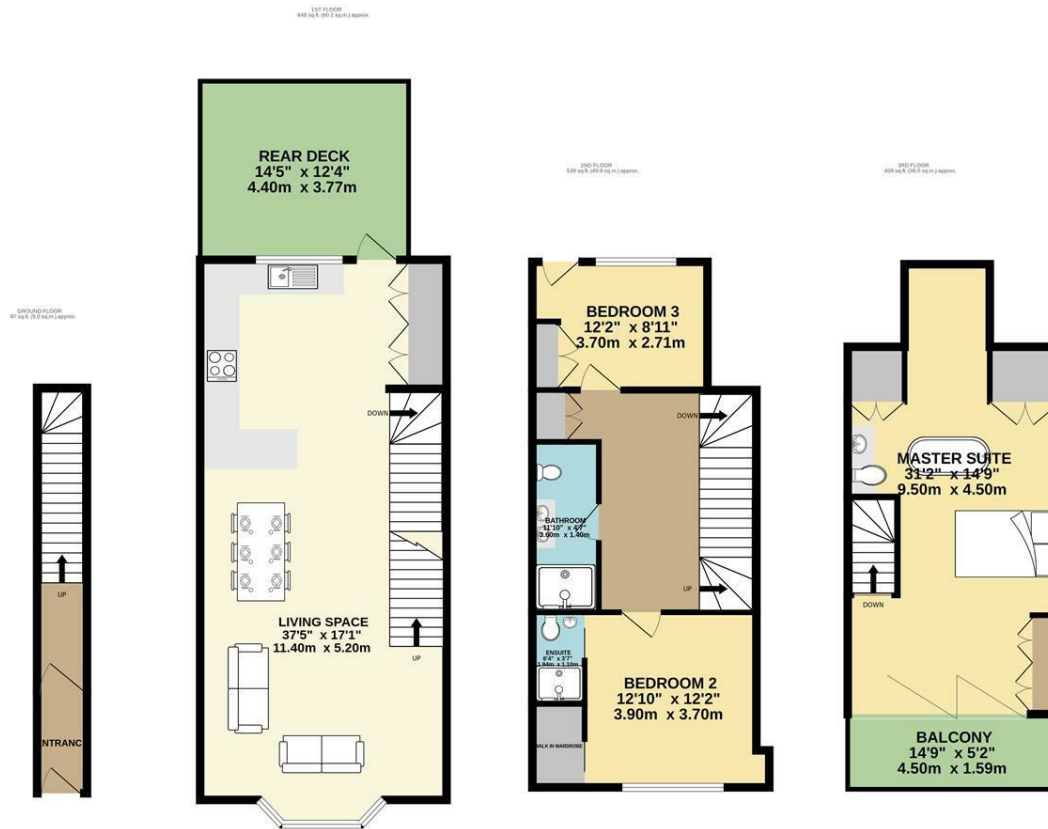
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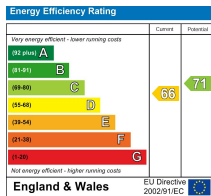
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TOTAL FLOOR AREA : 1691 sq.ft. (157.1 sq.m.) approx.

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



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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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