



6a Prings Court Market Street, Brixham, Devon, TQ5 8ET
Leasehold Flat - Studio
Asking Price £119,950

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email property@ljboyce.co.uk call 01803 852736

A charming Grade II listed studio flat located in the heart of Brixham with an easy level walk into the town centre with the harbour just beyond. The location is perfect for those looking for a central base with easy access to all the town centre amenities, yet just off 'the beaten track'. There is the main 12 bus service available opposite which is a regular service giving access to the whole of Torbay and Paignton train station. A great first time buy or investment property is this neat studio flat

Prings Court is a charming collection of period cottages set back from the main road along a part cobbled lane. This property is situated towards the end of the lane and has very little passing traffic. The frontage enjoys a southerly aspect and receives a good amount of natural light through the lovely sash window. The flat is accessed via some steps to the side of the building and is located on the third floor.

The main studio area is a good size and has space for both living and bedroom furniture, or a fold down sofa bed. The kitchen is small but perfectly formed with space for all the kitchen essentials, and a further storage cupboard housing the electric meter and hot water cylinder. The shower room comes complete with a walk in shower cubicle, WC & sink.

The property is leasehold, held on a 999 year lease from 29 March 1985. Maintenance is divided between the three flats.

Council Tax Band: A



- Studio Flat
- Shower Room
- Near To Town & Harbour
- Ideal Investment

- Modern Kitchen
- Great Central Location
- Great First Time Buy
- Chain Free With Vacant Possession



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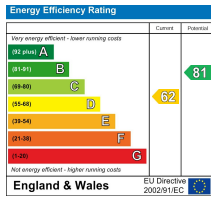
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SECOND FLOOR
304 sq.ft. (28.3 sq.m.) approx.



TOTAL FLOOR AREA - 304 sq.ft. (28.3 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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