



11d Mount Pleasant Road, Central Area, Brixham, Devon, TQ5 9RP
Leasehold Flat
£137,000

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

An opportunity to purchase an affordable Brixham base which is very well presented and is convenient for many of the port town's amenities. Located approximately ½ mile from the harbour, waterfront and town centre. It's a great 'lock it and leave it' base just set back from the action, or a super holiday let investment, as it currently generates around £16,000pa in income.

Within a 2 mile radius are many beautiful coastal walks and beaches including Berry Head, Sharkham Point, the Breakwater and Fishcombe Cove. The flat is just 5 minutes walk to the main shops and all the cafes, bars, restaurants etc that are nestled around the bustling harbour.

The flat is approached via a small courtyard (with ceramic terracotta tiled base) and the PVCU double glazed front door leads into the living area. An attractive space with some stone walls and feature tongue & groove boarding. There are 2 alcoves, a raised hearth and currently a gas living flame fire (disconnected). An uplighter and spotlight add to the mood lighting. An arch way (with privacy curtain) leads to the Bedroom area. A good size with views across to Parkham Glade + has a good range of built in wardrobes. There are also mirrored alcoves. The floor, as in the living area, is of a quality oak-effect.

The Kitchen is off the living space and is a shaker style with 1½ bowl ceramic sink and granite effect worktops. There is space for cooker etc. One wall is whitewashed. Folding doors open through to the shower room. There is a new tiled shower room with modern white suite. The room is very light-and-bright with a good sized good sized window.

The flat is heated by gas central heating (Ideal Standard gas boiler in kitchen - serviced recently) and has PVCU windows & front door. The contents (all of which is in excellent condition including sofa, double bed, bed linen, & towels etc.) can be purchased by separate negotiation.

Internal viewing recommended

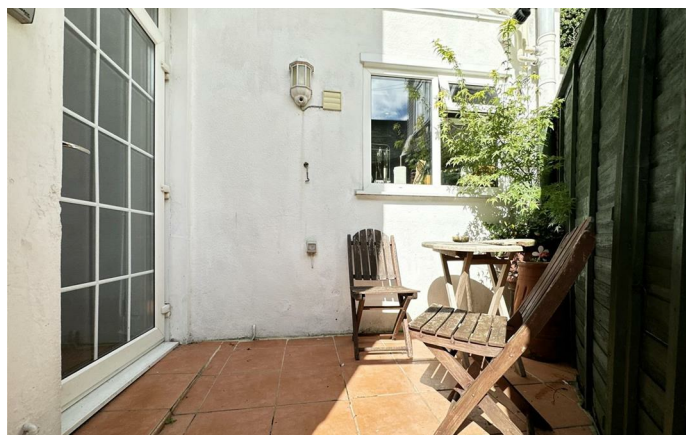
The property is held on a 999 year lease from 1983. Maintenance is carried out on an as-and-when basis (no annual service charge) and as there is a share of the freehold included, there is no ground rent.

Council Tax Band: A



- Very Appealing Studio Flat
- Option To Have Fully Furnished
- Close To Harbour & Town Centre
- New Shower Room 2022

- Good Holiday Let Investment
- Outlook To Parkham Glade
- Gas Central Heating & PVCU Double Glazed
- Ground Floor With Small Patio



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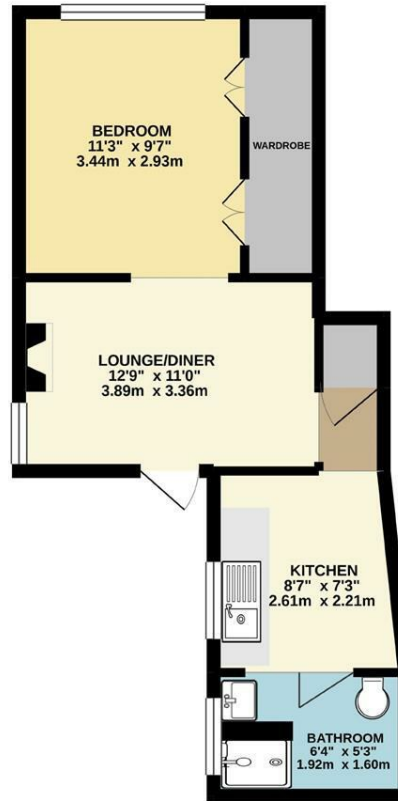




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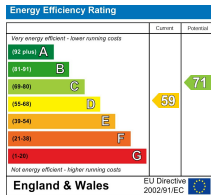
GROUND FLOOR
370 sq.ft. (34.3 sq.m.) approx.



TOTAL FLOOR AREA : 370 sq.ft. (34.3 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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