



Flat 1 43 Mount Pleasant Road, Brixham, Devon, TQ5 9RP
Leasehold - Share of Freehold Flat - Ground Floor
£235,000

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

A fantastic opportunity to purchase a very spacious 2 bed ground floor flat located just above the main Brixham town centre and only moments walk from the Harbour. This spacious flat is more akin to the size of a bungalow and offers fantastic room sizes with a large living room that was formerly the primary sitting room in the converted Victorian building.

The kitchen can be found to the rear with direct access onto a sunny yet secluded rear courtyard garden, something so rare to find with a property of this type in such a central location. The bedrooms can be found down a hallway from the living room giving them a good amount of privacy from visitors, immediately on your left is a spacious shower room complete with WC and a very handy airing cupboard. The main bedroom is located towards the front of the property, an excellent size double bedroom with pretty real wood herring bone flooring and a walk in wardrobe. The second bedroom can be found to the rear, a great size guest double with a secluded aspect across the rear garden.

Outside the property benefits from an excellent size driveway with the garage beyond, currently used as a workshop this fantastic garage will be ideal for the enthusiast and the handy laundry/workshop room to the side offers extra space. This allows easy parking for a second vehicle whilst storing items such as canoes, paddle boards and bikes.

This fantastic property will be well suited for those wanting a central base, an ideal first time buy for those with outdoor equipment etc, or a perfect retirement option for those wanting a low maintenance homes with ample storage and workshop space for hobbies.

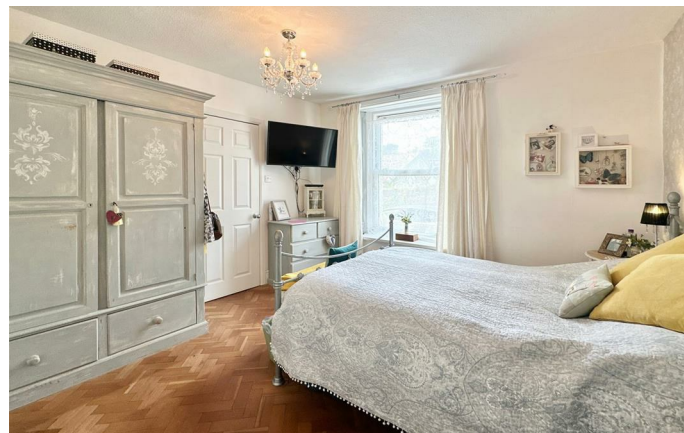
The property is a leasehold on a 999 year lease from 1989 with a 1/11th share of freehold. Maintenance has always been split equally with the resident in the apartment above on an as and when needs basis. Maintenance paid is £36.25 per quarter for the upkeep of the communal areas to the side and rear.

Council Tax Band: A



- Ground Floor Garden Flat
- Large Living Room
- Good Size Rear Garden
- Great Size Parking Space

- Easy Walk Into Town
- Spacious Kitchen
- Separate Entrance
- Good Size Garage & Workshop



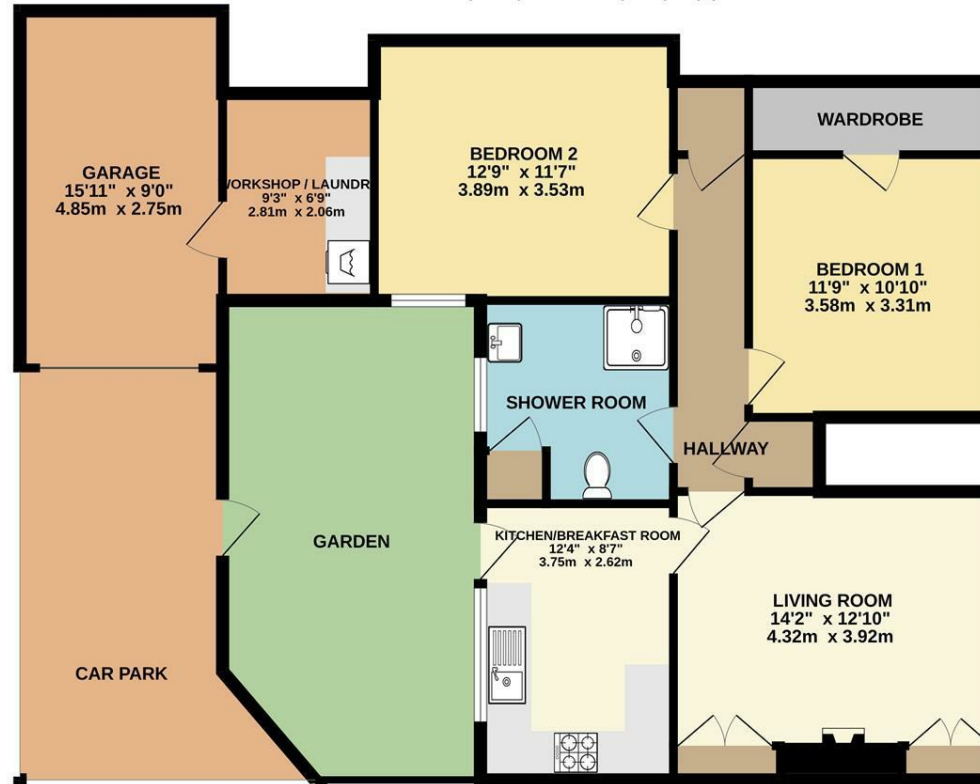
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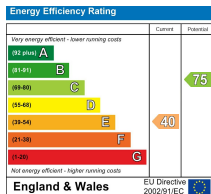
GROUND FLOOR
1126 sq.ft. (104.6 sq.m.) approx.



TOTAL FLOOR AREA: 1126 sq.ft. (104.6 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.
Made with Metropix 62024

Current EPC Rating: E



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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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