



Flat 3 Aberdeen Court Milton Street, Brixham, TQ5 0AU  
Leasehold Flat - First Floor  
Asking Price £189,950

**boyce**brixham  
email [property@ljboyce.co.uk](mailto:property@ljboyce.co.uk) call 01803 852736

A lovely, spacious first-floor flat located in a semi-rural area on Milton Street. The property will be very appealing to those who want to be in a convenient, level location with easy access to a bus service, available just outside the property, yet in a much more tranquil setting with green views over the town and distant sea views across Brixham. The location makes it ideal for those wanting to be near neighbouring Kingswear and Dartmouth or enjoy easy access to both Paignton and Brixham town centres.

The property is very light and bright, forming one of only four in this small development of purpose-built apartments. All the properties come with their own private gardens, an excellent size, mostly level space where you can find a patio leading to a low-maintenance gravelled area with mature shrub borders and various plants offering a serene place to sit and enjoy some fresh air. There is also a garden shed, very handy for bikes or paddleboards, or for the green-fingered looking to store their gardening equipment.

The property is accessed via some steps leading from the front of the property. You access the accommodation via an external porch, which gives a handy bit of extra storage for outdoor wear, etc. The views from here are lovely, looking across Brixham and out to sea.

The property has a spacious hallway leading to a good-sized dual aspect lounge that also enjoys green views—a great size living space with ample room for both lounge and dining room furniture. The property benefits from 2 double bedrooms and a shower room. The kitchen is a good size and a very practical space with ample storage and worktop space.

The property has an electric hot water tank for domestic hot water and electric night storage heaters for heating. The accommodation also benefits from PVCu double glazing.

The flat is leasehold, held on a 999 year lease from 24th November 1997. Maintenance is on an as and when basis (shared between the 4 flat owners). Peppercorn ground rent.

**Council Tax Band: A**



- Spacious Purpose Built Flat
- Lovely Open & Distant Sea Views
- Semi Rural Location
- Great Size Living Room

- Excellent Size Garden
- 2 Double Bedrooms
- Bus Service To Hand
- Chain Free



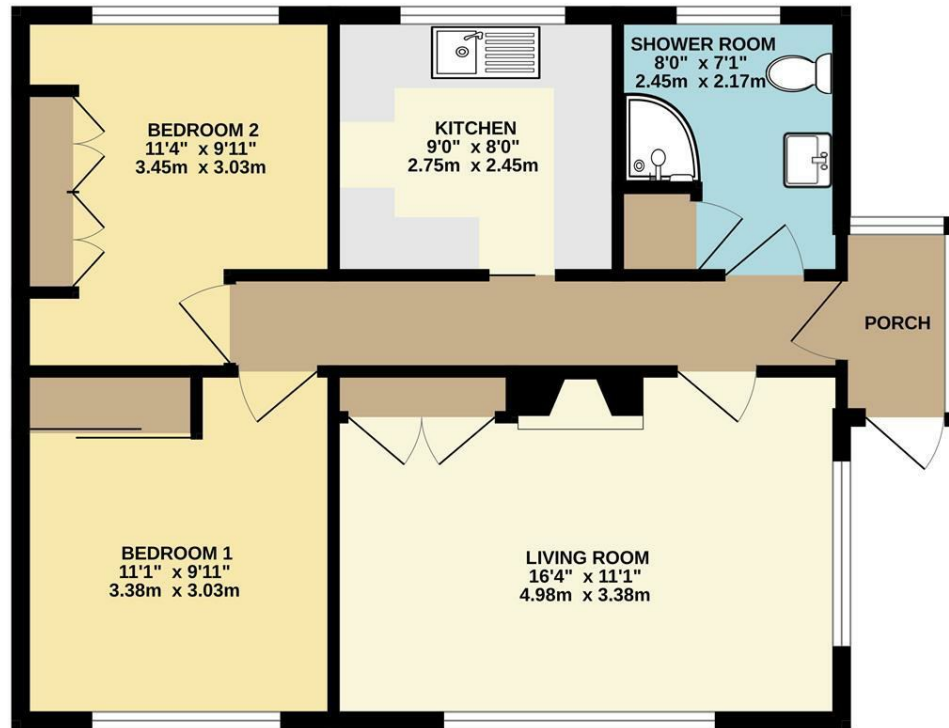
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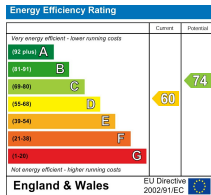
FIRST FLOOR  
599 sq.ft. (55.7 sq.m.) approx.



TOTAL FLOOR AREA : 599 sq.ft. (55.7 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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