



Place Two Two Be, 22 Fishcombe Cove Fishcombe Road, Brixham, TQ5 8RU
Leasehold Bungalow - Detached
£259,950

boycebrixham
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'The Plaice Two Two Be' is a luxurious detached holiday bungalow located on the ever popular Fishcombe Cove holiday park site. Tucked within the development the property is surrounded by greenery and enjoys a lovely view across the bay towards Torquay. This beautifully presented bungalow was constructed in 2020 and has been finished to a very high standard and specification throughout. The property comes complete with all correct documents and sign offs with the addition of various certificates and guarantees.

There is an allocated parking space, with other visitors spaces freely available. The bungalow has a good size private front patio terrace area overlooking the communal gardens and enjoying the sea view. The rear enjoys a further patio area, again opening out to open communal gardens and accessed through sliding patio doors from the living space. There is also a very handy storage area to the side - lockable - and perfect for paddleboards etc

Upon entering the property the quality and standard of finish is superb, the property receives great light from its vaulted windows and sky lights. There is a stylish, fully fitted kitchen with clever built in storage solutions fitted spot lighting and a social breakfast bar/island, with ample space for four stools.

The living area is again very light-and-bright, is open to the kitchen space and enjoys a wonderful green outlook to the rear. The vaulted ceilings amplify the feeling of space and contemporary finishing.

The two impressive double bedrooms both enjoy pretty outlooks and built in storage, with TV points in each. The large shower room with a quality white suite including easy-to-maintain brick effect laminate shower boards surrounding the large double shower.

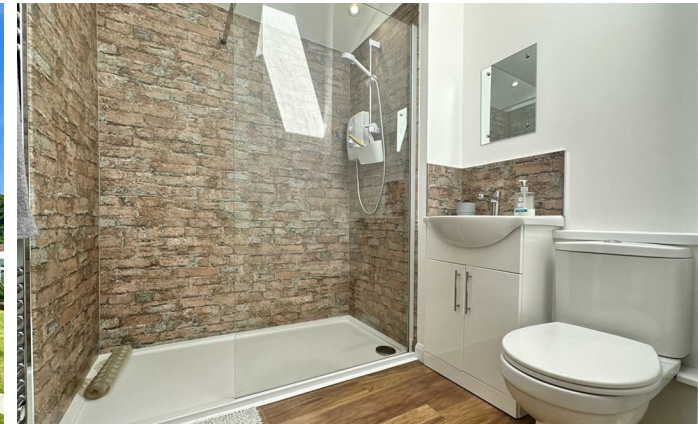
The property is Leasehold - Lease 125 years from 1st April 2010. The service charge is £1252 PA, Ground rent is £252 PA. The property is serviced by a very modern electric heating system with impressive electric boiler. There are (owned) solar panels on the roof further adding to the economy of the bungalow. The site allows 12 month occupancy (holiday use only)

Council Tax Band: A



- High Quality Holiday Home
- Two Double Bedrooms
- Allocated Parking Space
- Offered With No Onward Chain

- Constructed In 2020
- Impressive Vaulted Ceiling Design
- Charming Private Patio With Views
- Modern Open-Plan Design



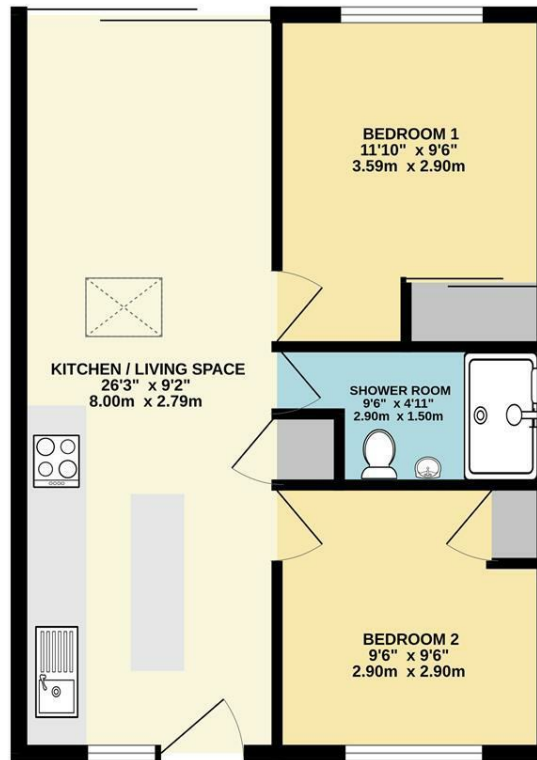
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GROUND FLOOR
490 sq.ft. (45.6 sq.m.) approx.



TOTAL FLOOR AREA - 490 sq.ft. (45.6 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.
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Current EPC Rating: B

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B		83	88
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

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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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