



9 Pump Street, Brixham, Devon, TQ5 8ED  
Leasehold - Share of Freehold House - Terraced  
Asking Price £350,000

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Number 9 Pump Street is a beautifully presented two-bedroom house, located in the heart of Brixham on the site of a former net-makers. This property offers an ideal "lock up and leave" base, tucked away in a quiet spot but just a short walk from the vibrant harbour, where you'll find a variety of cafés, restaurants, pubs, and shops. It's perfectly positioned to enjoy the lively atmosphere of this historic fishing port.

Currently a very successful holiday let, the property has numerous forward bookings that could be taken on by the new owner, offering a ready-made investment or a perfect holiday home with additional income potential. The house is designed for low maintenance and modern living, with a subtle front elevation that leads into a generous entrance hall.

On the ground floor, you'll find a utility room, a handy study (currently utilised for storage), and internal access to a garage, securely accessed from the rear - an uncommon feature in this part of town. The first floor houses two good-sized double bedrooms, both with large inset wardrobes. The main bedroom benefits from a new, and stylishly fitted en-suite shower room, while the family bathroom is also located on this floor.

The second floor is the standout feature, offering a large, contemporary loft-style living space with a beamed and vaulted ceiling. The modern kitchen is equipped with high-quality appliances, including Italian granite worktops, a Neff oven, a gas hob, an AEG island extractor, and an integrated slimline dishwasher. The living area opens onto a private balcony (which could be expanded, with quotes available for this work) with glass balustrading, providing an open aspect towards All Saints Church.

Additional benefits include gas central heating with an energy-efficient condensing combi boiler, new uPVC double-glazed windows, and smoke detectors throughout. The house has been finished to a high standard, featuring quality internal doors, solid oak bannisters, and a comprehensive lighting system.

A key strength of the property is its clear versatility. It would work well as a cosy, centrally located residential home, a successful holiday let investment, or a low maintenance second home/bolthole.

Furthermore, the property is currently on small business rate relief, meaning no business rates or council tax are payable - a benefit that is transferable to the new owner. The house will be sold with a 999 year lease (from 1 December 2007) and includes a share of the freehold. Management fees for 2024 - £169.53 per month.

**Council Tax Band: C**



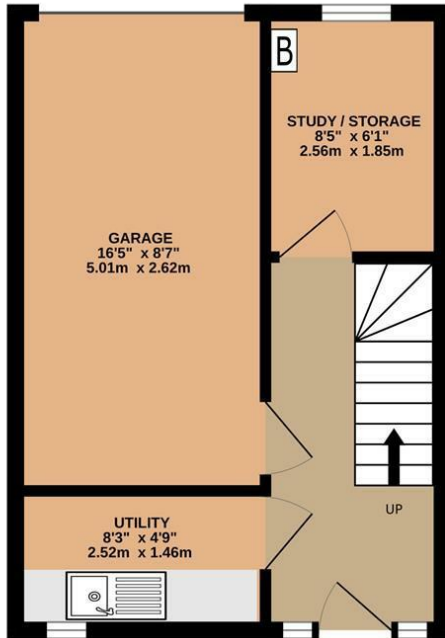
- Located In The Heart Of Brixham Harbour
- High Quality Finish Throughout
- Rare Inclusion Of An Integral Garage
- Quality Energy Efficient Boiler & New Windows
- Stunning Vaulted Loft Style Living Space
- Private Balcony With South-Westerly Outlook
- Handy Study & Separate Utility
- 999 Year Lease With A Share Of The Freehold



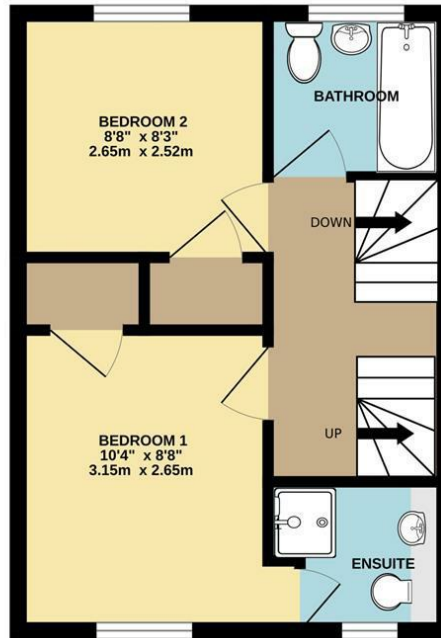


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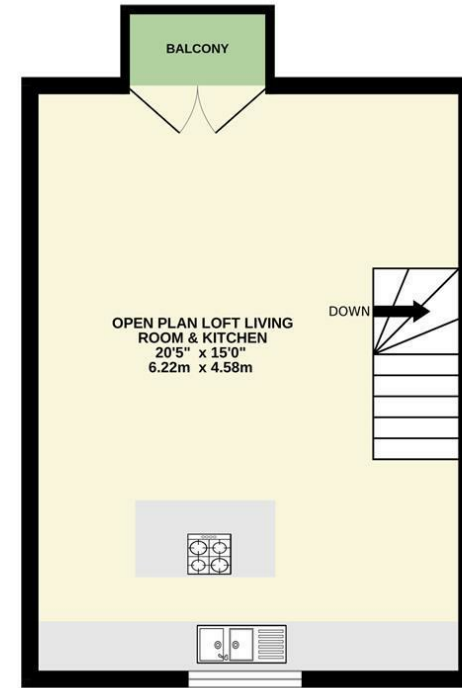
GROUND FLOOR  
311 sq.ft. (28.9 sq.m.) approx.



1ST FLOOR  
311 sq.ft. (28.9 sq.m.) approx.



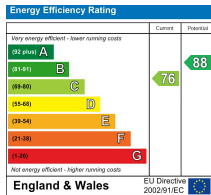
2ND FLOOR  
307 sq.ft. (28.5 sq.m.) approx.



TOTAL FLOOR AREA : 929 sq.ft. (86.3 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: C



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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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