



22 Poundsgate Close, Brixham, Devon, TQ5 9HJ  
Leasehold Flat - First Floor  
Asking Price £100,000

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

For the Over 60s – This well-appointed one-bedroom, first-floor apartment offers a spacious and modern living environment, having recently been redecorated throughout to create a fresh and inviting atmosphere. Positioned within the development, its first-floor elevation provides a pleasant open view over the rugby training grounds. The property benefits from chairlift access for those requiring assistance and is conveniently located on the same level as the communal lounge and kitchen.

As you enter the apartment, there is a recessed area ideal for outdoor attire, along with an adjacent airing cupboard. The bright and spacious living room enjoys a lovely outlook across the garden and rugby training grounds.

The inner hallway leads to a generously sized double bedroom, sharing the same pleasant view as the living room. The well-equipped kitchen, located at the front of the property, is generously proportioned with ample space for white goods.

The sizeable shower room features a walk-in shower cubicle, providing plenty of room and accommodating living aids if needed. The property is impeccably presented, offering an excellent retirement option near Berry Head Country Park, with convenient access to a bus service and a local shop.

The development includes communal facilities such as a lounge and kitchen for larger gatherings, ample visitor parking, communal grounds, and drying areas. There is also a scheme manager's office, fostering a sense of community among residents.

Upon purchase, a new 99-year lease will be applied. Monthly maintenance charges are approximately £210, covering ground rent (subject to change and review), managed by Sanctuary. The property is acquired on a 70% equity share and must serve as the owner's sole residence. Please note that pets are not permitted.

**Council Tax Band: A**



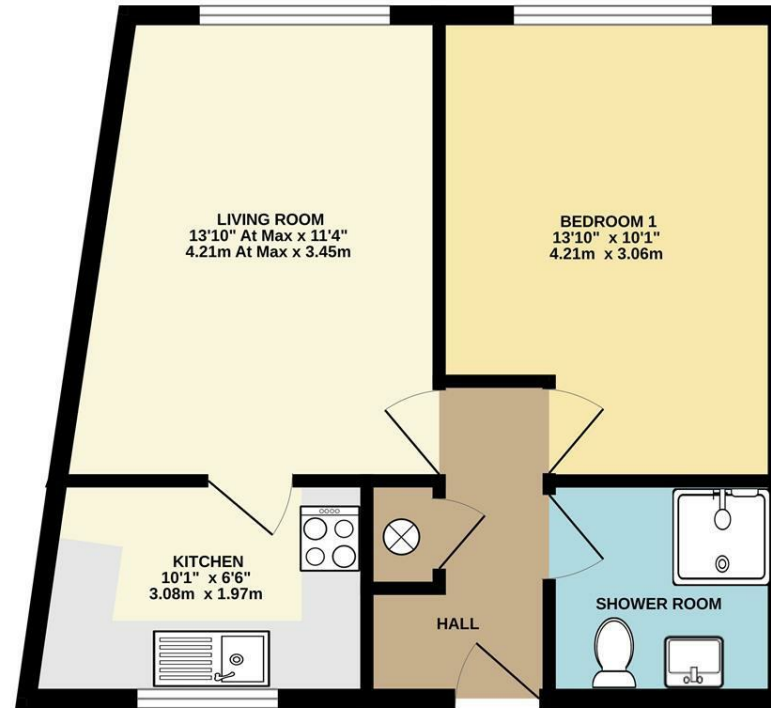
- Storage Heaters & UPVc Double Glazing
- Good Size Kitchen With Space For White Goods
- Generous Double Bedroom With Green Outlook
- Ideal Retirement Option, Near Berry Head Country Park
- Communal Facilities, Lounge, Kitchen & Visitor Parking
- Bright, Spacious Living Room With Open Views
- Spacious Shower Room, Living Aid-Friendly
- Chain Free





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FIRST FLOOR  
422 sq.ft. (39.2 sq.m.) approx.



TOTAL FLOOR AREA - 422 sq.ft. (39.2 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:

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(91-100) A			
(81-90) B			
(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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