



63a Alma Road, Brixham, TQ5 8QR
Leasehold Flat - First Floor
£145,000

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

Tenure: Leasehold, 78 years remaining

Tucked away at the end of a peaceful cul-de-sac, this spacious two-bedroom, first-floor purpose-built apartment offers comfortable living with two generous double bedrooms, a modern shower room, a well-appointed kitchen, and a bright living room with lovely open views. The property benefits from its own private entrance and includes a garage, providing valuable storage with a parking space. in front also. Residents can also enjoy the well-maintained communal garden. This apartment is ideal for first-time buyers, a solid investment opportunity or perfect for someone looking for a low maintenance retirement option.

Located in the desirable Furzeham area of Brixham, the property is conveniently positioned just a quarter of a mile's level walk from Furzeham Green playing fields and the local primary school. A nearby bus stop offers easy access to Brixham town centre, which features a variety of shops, amenities, and the picturesque Brixham harbour. The main 12 & 12a bus routes also connect to the neighboring towns of Paignton and Torquay. For nature lovers and walkers, the scenic Fishcombe Cove and Battery Gardens are only a short distance away.

Agent's Note:

Lease: 120 years from 29 September 1982

Council Tax Band: A

Maintenance: £875 per annum

Ground Rent: £60 per annum

Gas Central Heating & PVCu Double Glazing

Council Tax Band: A



- First Floor Purpose Built Flat
- Open Views
- Spacious Living Room
- Communal Gardens

- With Parking & Handy Garage
- Gas Central Heating & PVCu Double Glazing
- Very Affordable & Cheap To Run
- Fitted Kitchen & Modern Shower Room

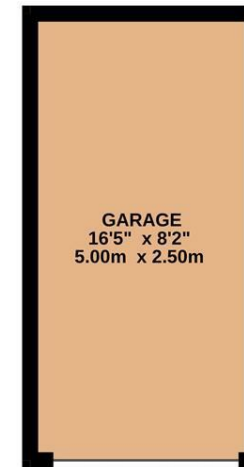
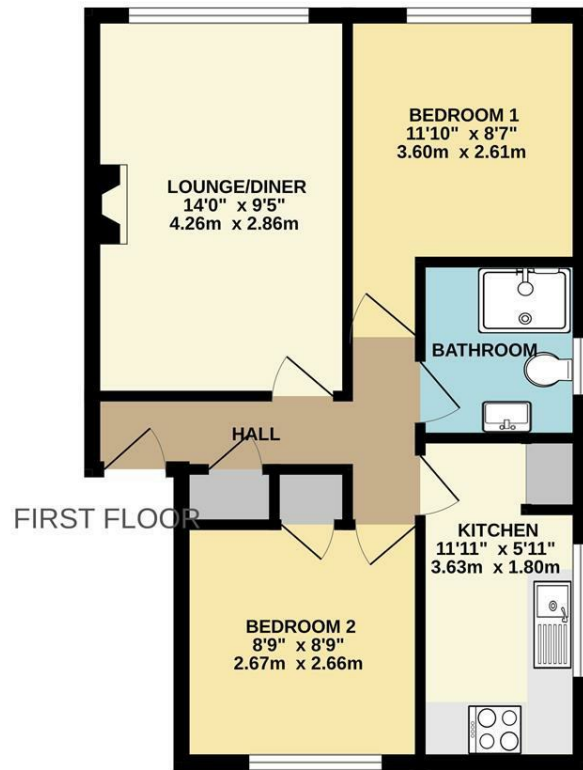


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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C		77	77
(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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