



1 Egret The Cove, Fishcombe Road, Furzeham, Brixham, Devon, TQ5 8BX  
Leasehold Bungalow - Detached  
£220,000

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



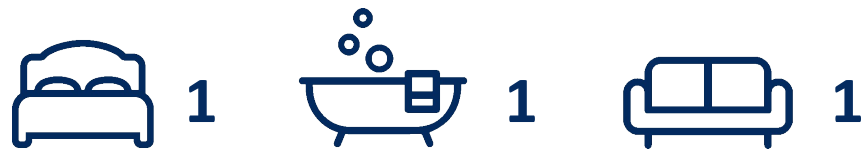
'The Cove' at Fishcombe always proves to be a highly sought-after location, offering all the key elements that make an ideal holiday home: stunning views, a prime location near the water's edge, outdoor space, and parking. With a beach just a short walk away and the South West Coastal Path running alongside the development, it has become a popular choice for holidaymakers and those seeking a second home in a peaceful setting, yet only a few minutes' walk from the vibrant port centre of Brixham.

Currently, the property is successfully let through Sykes Holiday Cottages and is being sold either as a going concern, with the furniture available by separate negotiation, or as a blank canvas, ready for a new buyer to use as they please. Its modern, contemporary design is perfect for low-maintenance living and suits the marine environment. The open-plan living area is bright and spacious, with a dining area and plenty of natural light. The kitchen is well-appointed, with built-in appliances. The bedroom is light and roomy, with a handy storage cupboard. The shower room features a white suite and stainless steel fittings.

The property also benefits a wonderful decked terrace to the front and side, with lovely sea views - perfect for a Gin & Tonic in the evening!. There is an allocated parking space in the main site car park, as well as additional visitor parking.

The maintenance charges are very reasonable, currently around £2000 per year, which covers site maintenance and management, insurance, swimming pool upkeep, site utilities, biannual window cleaning, groundskeeping, refuse collection, CCTV, an electronic gate entrance, and a sinking fund. The lease has 125 years remaining from 21st March 2016. Ground rent of £267.28 per year.

**Council Tax Band: Exempt**



- Private Deck To Front & Side
- Allocated & Visitors Parking
- By Beach & South West Coastal Path
- Highly Sought After Gated Complex
- Enjoying Some Sea Views
- Heated On-Site Swimming Pool
- Offered To Market With No Chain

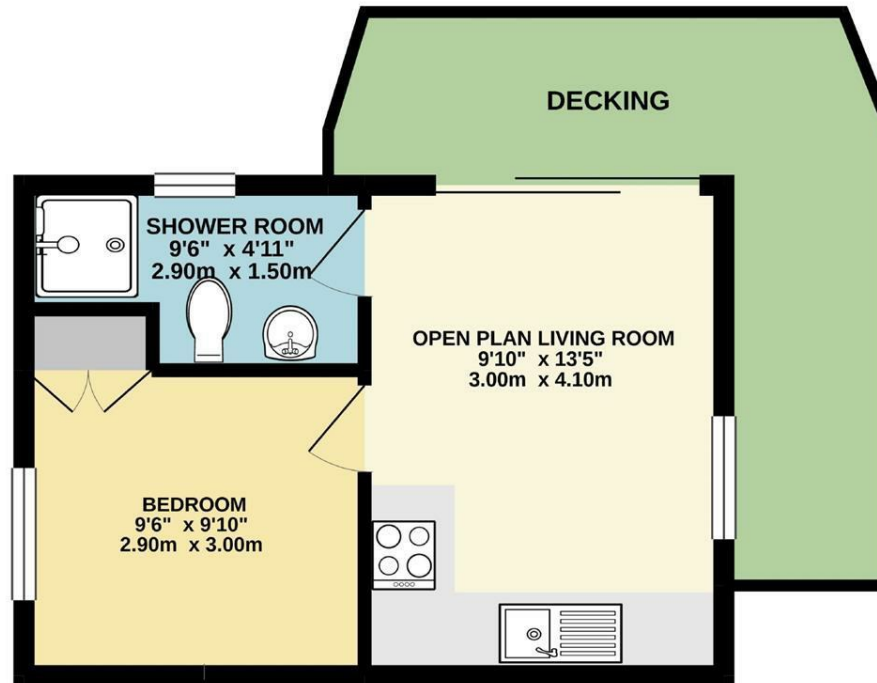


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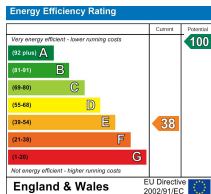
# GROUND FLOOR 270 sq.ft. (25.1 sq.m.) approx.



TOTAL FLOOR AREA : 270 sq.ft. (25.1 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: F



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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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