



The Secret Garden 47a Fore Street, Cavern Steps, Brixham, Devon, TQ5 8AA  
Leasehold Apartment  
£195,000

**boyce**brixham  
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Offered with NO ONWARD CHAIN, we are delighted to present 'The Secret Garden' on Cavern Steps. As well as the standout feature - a wonderful private garden in the heart of the town, this beautifully presented property ticks many other boxes. With two double bedrooms, a spacious living room, and a modern fitted kitchen with generous dining area, 'The Secret Garden' at Cavern Steps offers a comfortable and stylish living space for individuals, couples, or small families.

Through the private gate just off the historic steps, you'll find a well-landscaped, green and private garden leading off to a galvanized steel bridge taking you to this level, second floor apartment inside a charming period building. A welcoming entrance hall leads off to all the principal living accommodation, comprising the aforementioned kitchen diner, equipped with a modern fitted kitchen offering plenty of cupboards and worktop area, as well as ample space for appliances (plumbed for washing machine and dishwasher). With its light-and-bright aspect and charming period picture window, the kitchen diner makes for a real 'hub' of the home. The family bathroom is superbly presented and is fitted with a modern white suite and high-quality fittings, alongside some eye-catching units providing function and style!

The lounge is a good size living space, and the tall ceilings associated with the construction period are highlighted by the tall and characterful windows overlooking Fore St below. (which is pedestrian access between 10am-10pm). The two double bedrooms are again light-and-bright, with the master, again overlooking the Fore Street, offering plenty enough space for a wardrobe and tables. The configuration of the rooms makes for plenty of versatility with how the spaces are used.

As the name suggests, this property comes with an outstanding private garden - a real treat for this part of town. With level access out from the property, the garden is a colourful corner of tranquility amongst the bustle of a busy working town. The space offers plenty for the keen gardener, as well as those looking to relax or host BBQ's in the warmer months. There is a patio area to the back - ideal for dining or sunbathing, as well as some well stocked borders with fruit trees and shrubs. A stylish and colourful space like this is not easy to find this close to the action!

This fully modernised property is fitted with top-of-the-range Dimplex Quantum electric radiators throughout, making for an efficient property to run. The attic provides a large, well insulated space - perfect for storage or with potential for conversion. The property is offered on a 999 year lease from 1st of May 2022. Service charge at a reasonable £700 per year which includes buildings insurance and sinking fund. Holiday letting and pets are permitted. Whilst the property doesn't come with its own parking, an arrangement can be made to provide off-road parking a few minutes walk away, free for the first six months post completion, and by negotiation thereafter. Street parking is also freely available nearby.

The flat has full fibre broadband connection.

**Council Tax Band: A**



- Stunning Top Floor Period Apartment
- Off Road Parking Available
- Stylish Family Bathroom
- High Quality Electric Heating

- Beautiful Private Garden
- Holiday Lets PERMITTED
- Super Town Centre Location
- Offered With No Onward Chain



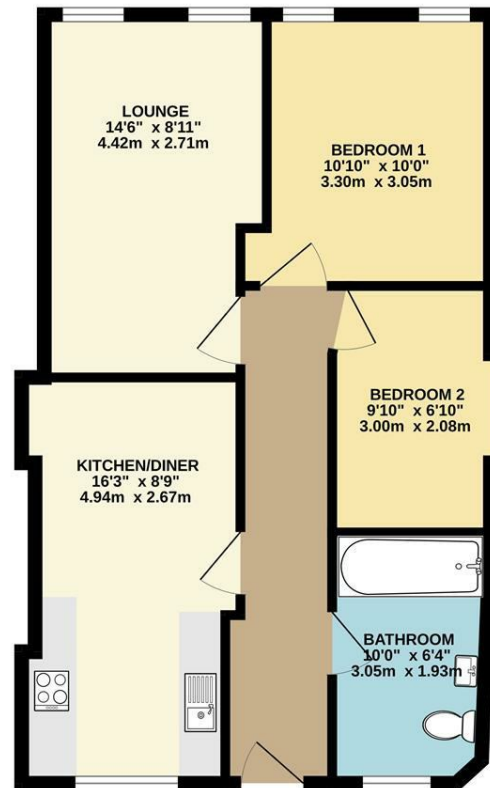
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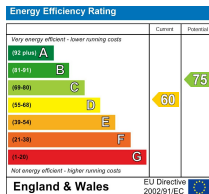
FIRST FLOOR  
558 sq.ft. (51.8 sq.m.) approx.



TOTAL FLOOR AREA: 558 sq.ft. (51.8 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: D



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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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