



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

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Sitting on the site of a former Brixham net-makers, is Number 7 Pump Street - an immaculately presented two bedroom house which is an ideal lock-it-and-leave-it base tucked away but so near the action with all the harbour side cafés, restaurants, pubs and shops just a few minutes walk away and level to the main shopping street. Beautifully positioned to enjoy the hustle and bustle of this vibrant fishing port.

The house has a subtle front elevation with characterful front door off Pump Street opening to a generous entrance hall leading off to a utility room, a handy study (or store) and useful integral access to the garage (which is securely accessed from the rear and is very rare in this part of town!). Both bedrooms are positioned on the first floor, along with the family bathroom and are good sized doubles, both offering sizeable inset wardrobes and Bedroom One has an stylish curved en-suite shower room. The large contemporary living space on the second floor is very appealing, with a beamed and vaulted ceiling and smart, high quality kitchen with Italian granite worktops, a barely-used Neff oven & gas hob, a modern AEG island extractor and integrated slimline dishwasher. The living space also benefits from a private balcony with glass balustrading and enjoying an open aspect towards All Saints Church.

There is the further benefit of gas central heating (with a new, top-of-the-range Worcester boiler), double glazed windows and smoke detectors throughout. The house has been finished to a very high standard with quality internal doors, solid oak bannisters, uPVC double glazed windows and a comprehensive lighting system.

Currently utilised by our vendors solely as a second home, this versatile home would suit those looking for a handy Brixham bolthole, an out-and-out holiday let investment or those looking to combine the two. All of the (high quality) furniture is available to purchase by separate negotiation.

The house will be purchased with a 999 year lease (from 1 December 2007) with a share of the whole freehold.

Maintenance charges are £169.53 per month. This includes buildings insurance, communal lighting etc and maintenance fund for future upkeep. The external facade of the development is also schedule to be painted later this year

Internal viewing is highly recommended.

**Council Tax Band: C**



- Immaculate Two Bedroom House
- Stunning Vaulted Living Space
- Rare Inclusion Of An Integral Garage
- Offered With No Onward Chain

- Located In The Heart Of Brixham Harbour
- Private Balcony With Pleasant Outlook
- High Quality Finish Throughout
- 999 Year Lease With A Share Of The Freehold



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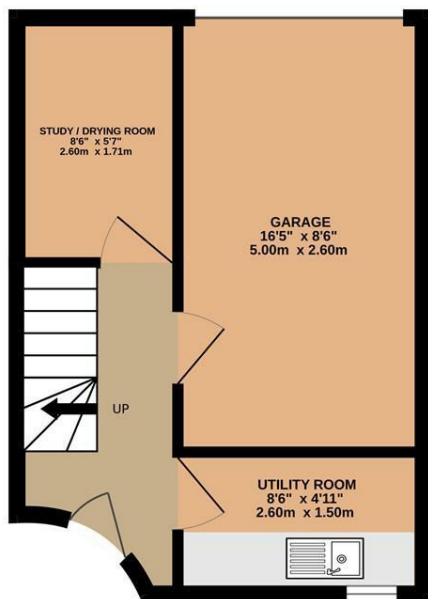




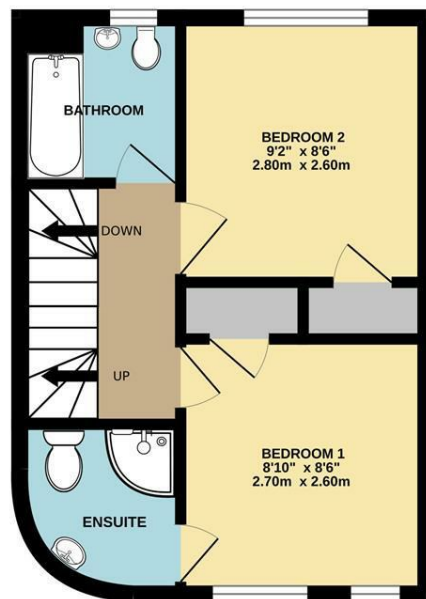




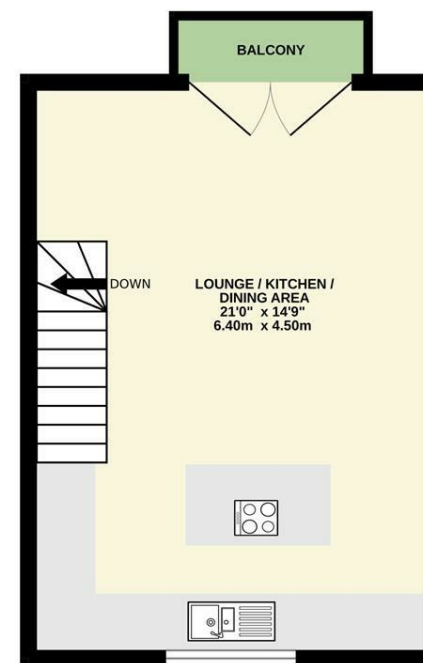
GROUND FLOOR  
273 sq.ft. (25.4 sq.m.) approx.



FIRST FLOOR  
278 sq.ft. (25.8 sq.m.) approx.



SECOND FLOOR  
283 sq.ft. (26.3 sq.m.) approx.

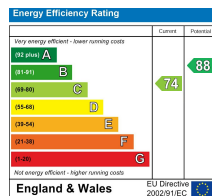


TOTAL FLOOR AREA : 834 sq.ft. (77.5 sq.m.) approx.

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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