



1 Fishcombe Cove Holiday Bungalows Fishcombe Road, Brixham, Devon, TQ5 8RU
Leasehold Bungalow - Detached
Asking Price £175,000

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This modern, purpose-built detached holiday bungalow is located within a small, private site of individually owned holiday properties. Set just a short walk from the stunning beach and close to the town centre and harbour, this bungalow offers an ideal retreat for those seeking a peaceful getaway with beautiful sea views over the bay. With allocated parking and decked seating areas, this property truly provides the perfect combination of comfort and convenience.

Stunning sea views and prime location, number 1 enjoys the prime position at the top of the row of bungalows, offering spectacular views of Torbay, with Torquay visible in one direction and, on a clear day, the sea of Lyme Bay and the Dorset coastline in the distance. Fishcombe Cove, Churston Cove, and Battery Gardens, known for their historic WWII lookouts and gun emplacements, are all within walking distance, while the coastal footpath provides easy access to the town centre and harbour.

Ideal for holiday lettings, the bungalow is offered in superb decorative order, making it an ideal holiday letting property. Benefitting from gas central heating and PVCu double glazing, this well-maintained property is ready to use. Number 1 stands out as the only bungalow in the row with a pitched roof, adding to its unique appeal. The owners also benefit from access to the adjacent holiday park's facilities, including an indoor swimming pool, restaurant, and bar, enhancing the property's attractiveness for holidaymakers.

The open-plan living area is very comfortable and spacious, an ideal spot for entertaining, with a picture window that frames the exceptional sea view. The kitchen area is well-equipped with wall and base units, a four-ring electric hob with oven, and a cooker hood. There is also space for a fridge and a stainless steel sink with a drainer. The inner hall leads to the two bedrooms and a shower room with a large shower enclosure, basin in a vanity unit, and concealed flush W.C. Bedroom 1 benefits from French doors opening to the rear, while Bedroom 2 offers a peaceful rear view.

The property is leasehold with a 125-year lease starting in 2010. The service charge per annum (from April 2025) is £1558.10 covering the maintenance of the landscaped grounds and common areas. The ground rent is £569.41 per annum (from April 2025). This bungalow has excellent letting potential, with annual income possibilities of up to £20,000 per year. With its prime location, modern features, and the potential for additional income, this holiday bungalow presents a fantastic opportunity for both personal use and investment.

Council Tax Band: Exempt

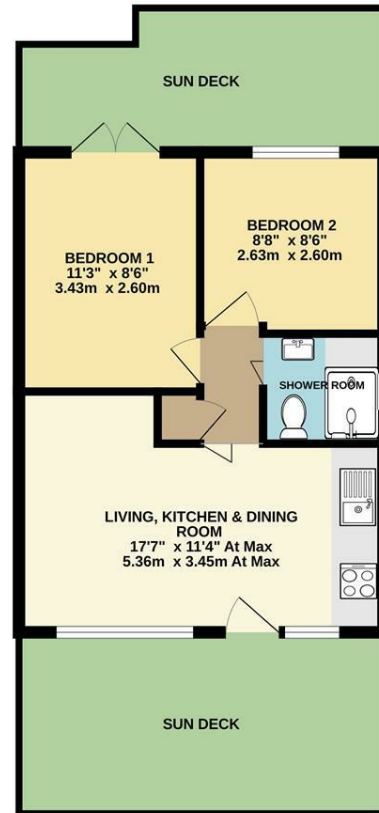


- Modern detached holiday bungalow
- Two bedrooms
- Decked seating areas with scenic views
- Ideal for holiday lettings and investment

- Prime location near beach and harbour
- Allocated parking space at the front
- Access to adjacent holiday park amenities
- Sea Views & CHAIN FREE







GROUND FLOOR
387 sq.ft. (36.0 sq.m.) approx.

TOTAL FLOOR AREA: 387 sq.ft. (36.0 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

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		37	
(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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