



1 Mount Pleasant Road, Brixham, Devon, TQ5 9RP  
Leasehold - Share of Freehold Flat  
Asking Price £189,950

**boyce**brixham  
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This charming ground-floor garden apartment is located within easy walking distance of the picturesque harbour and town centre of Brixham, Devon. Set in a highly convenient and central location, the property is just a short stroll, less than a quarter of a mile from the waterfront, local shops, and all the amenities the town has to offer. It forms part of a converted Victorian property comprising just two units, offering a rare opportunity to enjoy characterful living in the heart of one of South Devon's most desirable coastal communities.

Accessed via a private front entrance, the apartment opens into a hallway that leads to all principal rooms. The layout is well-proportioned and thoughtfully arranged, offering a sense of space and functionality. A key highlight of the property is the attractive courtyard-style garden, complete with a decked seating area, perfect for outdoor dining or simply enjoying the peaceful surroundings in warmer months.

The interior is tastefully presented throughout, retaining some charming original features such as picture rails, which add character and warmth to the space. Currently operating successfully as a holiday let, the flat is well-maintained and equipped, making it a turnkey option for prospective buyers. Whether as a permanent residence or as an investment property, it presents a compelling combination of style, comfort, and practicality.

A particularly rare and valuable feature for this area of Brixham is the inclusion of a private parking space. Located in the grounds of a neighbouring block of flats, this amenity greatly enhances the property's convenience, especially in a town where parking can be limited and highly sought after.

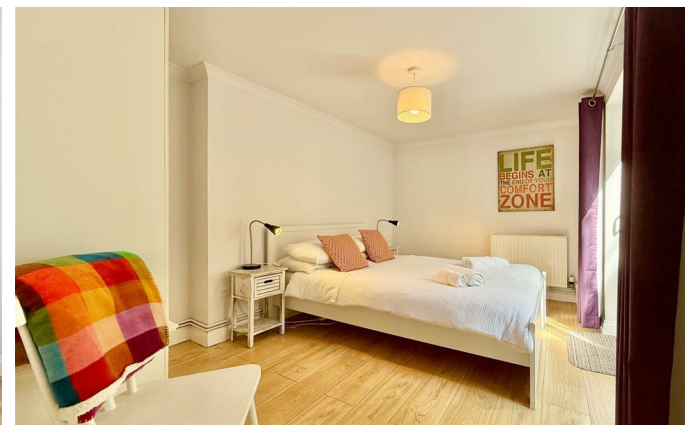
This versatile home would suit a wide range of buyers, from individuals or couples seeking a centrally located residence, to those looking for a well-priced holiday base in one of Devon's most scenic coastal locations. Its layout, location, and added amenities all contribute to its strong appeal and practical lifestyle offering.

The property is held on a long lease of 999 years from June 1992 and also includes a valuable 50% share of the freehold, allowing a degree of control and stability for the future. Maintenance responsibilities are shared equally with the first-floor flat. We are pleased to offer this property WITH NO ONWARD CHAIN.

**Council Tax Band: A**



- Superb Ground Floor Flat
- Outside Front & Rear Courtyard
- Handy For Town & Harbour
- Very Affordable Share Of Maintenance
- Handy Allocated Parking Space
- Spacious Accommodation
- 50/50 Share Of Freehold
- Offered As Chain Free



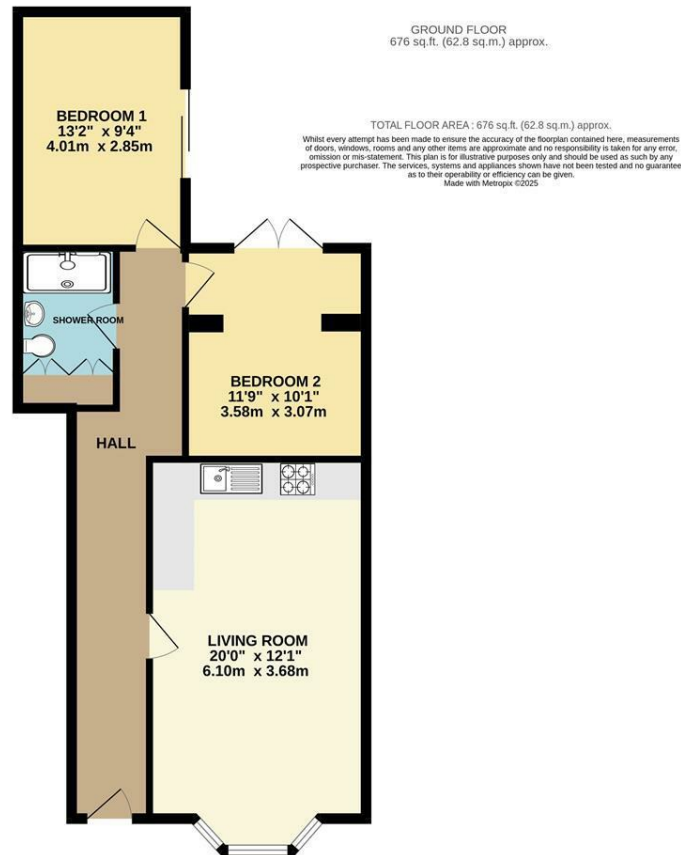
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## Current EPC Rating:

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(91-100) <b>A</b>			
(81-90) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(49-54) <b>E</b>			
(41-48) <b>F</b>			
(31-40) <b>G</b>			
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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