



18 Penpethy Close, Brixham, TQ5 8NP
Leasehold - Share of Freehold Flat - Purpose Built
Asking Price £185,000

boycebrixham
email property@ljboyce.co.uk call 01803 852736

Nestled in a peaceful cul-de-sac in the heart of Brixham, this beautifully presented three-bedroom lower ground floor flat offers an ideal combination of contemporary living and a superbly convenient location.

Step inside to discover a stylish open-plan living, kitchen and dining space, thoughtfully designed to maximise light and comfort, with elevated south-facing views creating a bright and airy atmosphere. The modern kitchen area flows seamlessly into the living space – perfect for both everyday life and entertaining.

The property boasts two generous double bedrooms and a cosy single – ideal as a child's room, guest space or home office. The stunning family bathroom is a real standout feature, with its freestanding bath, separate walk-in shower and sleek, contemporary finish.

Outside, the low-maintenance gravelled front garden offers a welcoming first impression, while the south-facing rear garden enjoys all-day sun and has been recently upgraded with a smart timber deck and charming rope balustrading – a perfect spot to relax or entertain.

Practicality hasn't been forgotten either: the undercroft storage room offers superb additional space for bikes, paddleboards or tools, and even potential as a workshop. An allocated parking space sits directly outside for maximum convenience.

Located just a short stroll from Brixham town centre, harbourside, shops and amenities, this property is ideally suited to first-time buyers, downsizers, landlords or those seeking a stylish South Devon bolt-hole.

Further benefits include efficient electric heating and no onward chain. The property is held on a 999 year lease from December 1971. The property benefits from owning a share of freehold. £0 ground rent. Roof maintenance and buildings insurance is split between the flats involved. Long term letting and pets are permitted.

Council Tax Band: B

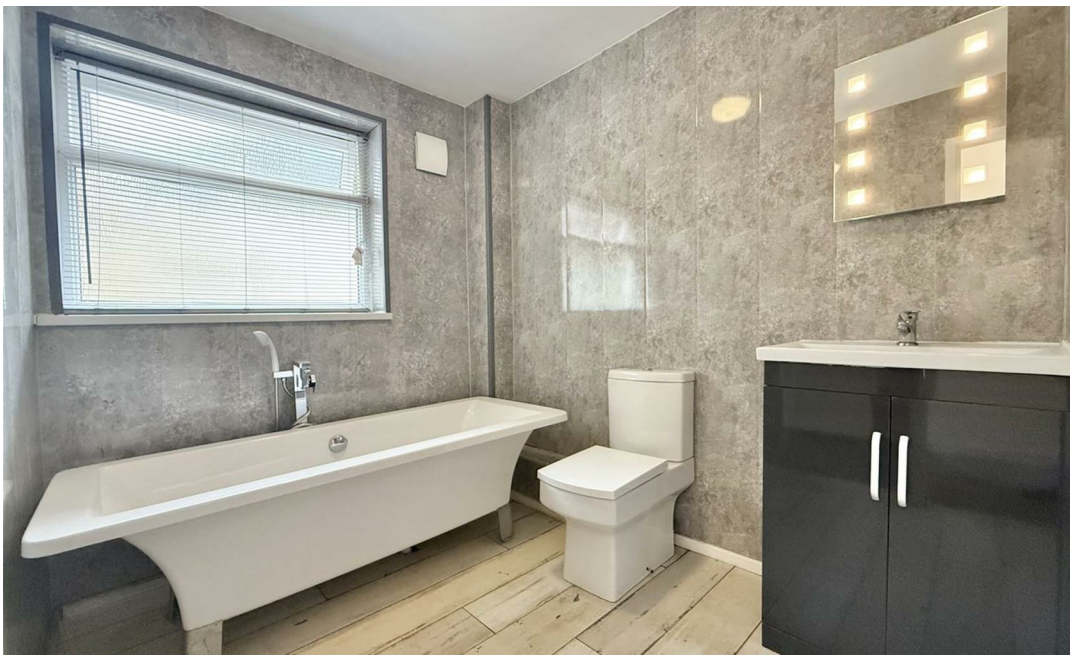


- Lower Ground Floor Flat
- Three Versatile Bedrooms
- Private Allocated Parking
- Offered With No Onward Chain

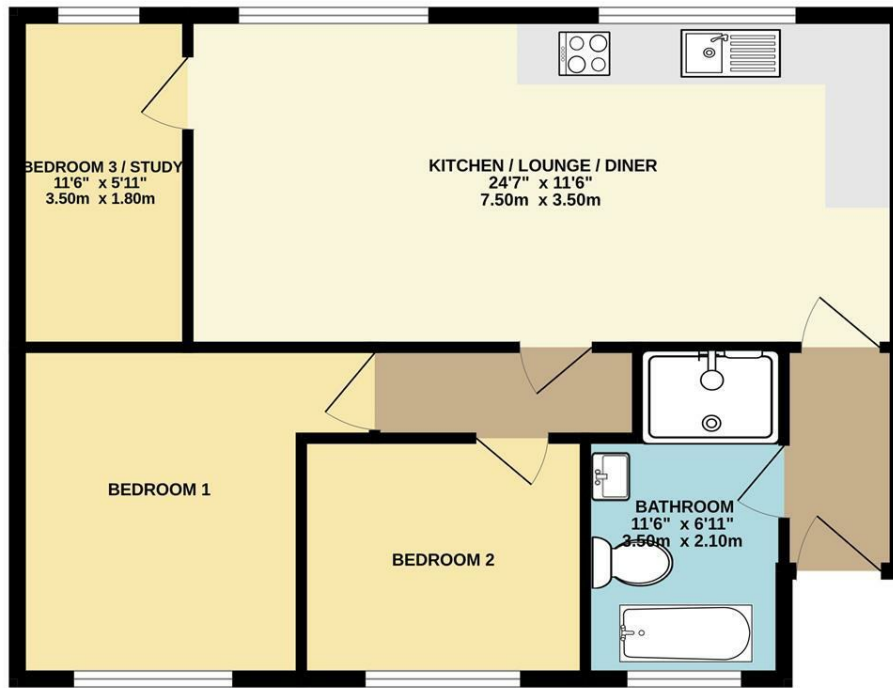
- Two Private Outside Spaces
- Modern, Open Plan Layout
- Central & Convenient Location
- Ideal For First Time Buyers



boycebrixham
email property@ljboyce.co.uk call 01803 852736



LOWER GROUND FLOOR
686 sq.ft. (63.7 sq.m.) approx.



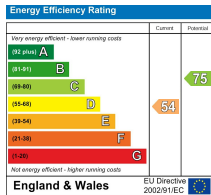
UNDERCROFT STORAGE
165 sq.ft. (15.3 sq.m.) approx.



TOTAL FLOOR AREA : 851 sq.ft. (79.1 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.
Made with Metropix ©2025

Current EPC Rating: E



Find us on



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.

boycebrixham
email property@ljboyce.co.uk call 01803 852736