



6 Heath Court Heath Road, Brixham, Devon, TQ5 9BQ
Leasehold - Share of Freehold House - Terraced
£250,000

boycebrixham
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Located on one of Brixham's most desirable roads, and positioned centrally on the seaward side of the road is Heath Court, a 1960s block of nine similar townhouses. Perched directly atop the Victoria Breakwater, this Brixham bolthole offers stunning panoramic views right across Torbay from the Inner Brixham Harbour on the left, Paignton and Torquay as you pan across and even as far as Portland Bill in Dorset on a clear day! The views really are magnificent!

The property itself has been recently tenanted and is in need of some general cosmetic modernisation including a new kitchen and bathroom. It does benefit from a modern gas central heating system and the recent replacement of some large double glazed picture units and some other double glazing.

A light-and-bright property with 3 good sized bedrooms, one on the ground floor (plus downstairs WC!) and two on the 2nd floor (all with plenty of built in storage!), an open living/kitchen area on the middle floor, a spacious car port on the ground floor and 3 (yes three!) amazing sea view balconies. This low maintenance, no nonsense townhouse really has all of the key ingredients that buyers coming to Brixham are looking for.

The property is held on a 999 year lease from 1969 and has a nominal ground rent of just £5.00 per year. No maintenance is payable as leaseholders are responsible for their own boundaries etc. Please note that nothing in the lease prohibits the use of holiday letting, residential letting or indeed the keeping of pets, giving owners maximum flexibility with their purchase.

A great opportunity - internal viewing strongly recommended. No onward chain.

Council Tax Band: D



- Sunny Balconies On Each Floor
- Open Plan Kitchen/Living
- Requires General Refurbishment
- Offered With No Onward Chain

- Three Good Sized Bedrooms
- Very Desirable Brixham Location
- Holiday Letting & Pets Permitted
- Superb Sea View Townhouse

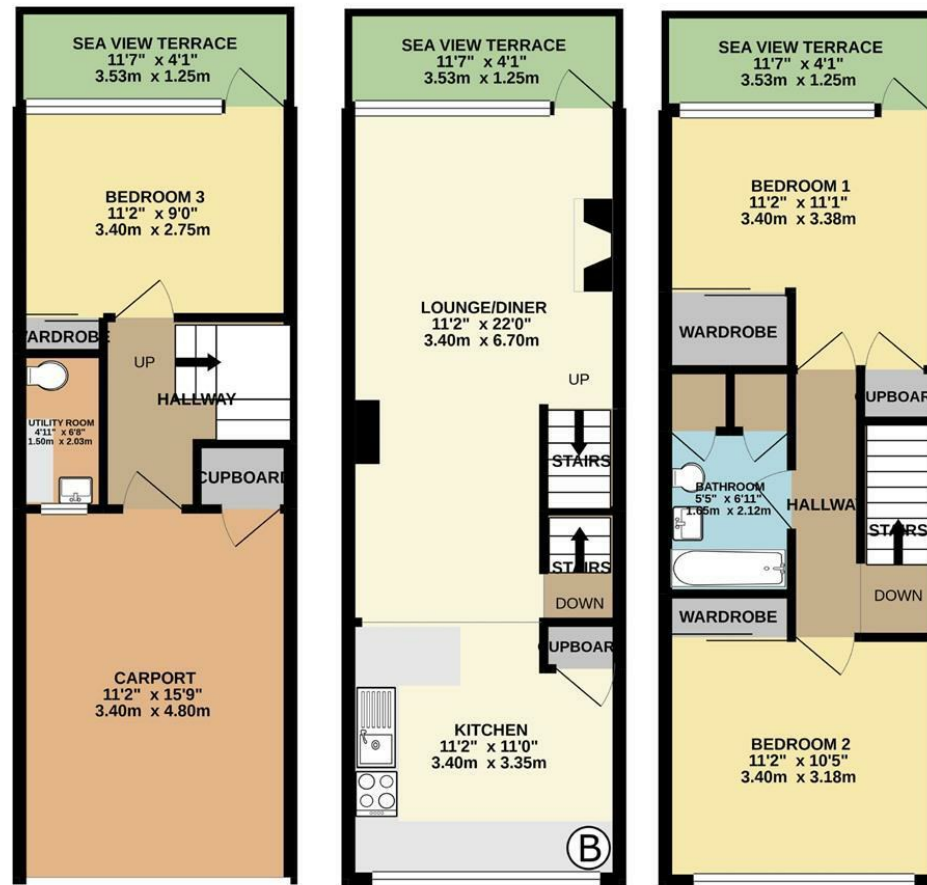




GROUND FLOOR
381 sq.ft. (35.4 sq.m.) approx.

1ST FLOOR
372 sq.ft. (34.6 sq.m.) approx.

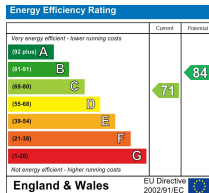
2ND FLOOR
382 sq.ft. (35.4 sq.m.) approx.



TOTAL FLOOR AREA : 1135 sq.ft. (105.5 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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