



Flat 1 15 New Road, Brixham, TQ5 8LZ
Leasehold Flat - Ground Floor
£115,000

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

One Bedroom Ground Floor Apartment with Private Garden —
Prime Central Brixham Location

Set within an attractive Victorian building at the sought-after Fore Street end of New Road, this well-presented one-bedroom ground floor apartment enjoys an exceptionally convenient position, just a short, level stroll from Brixham's vibrant town centre and picturesque harbour.

Accessed via the building's main entrance, the property opens into a spacious entrance porch, with all accommodation leading off the hallway. A bright and airy open-plan kitchen and living space creates a welcoming heart to the home, blending period character with modern living. The generous double bedroom offers direct access to a private, level rear garden — a sunny and secluded outdoor space, perfect for relaxing or entertaining during the warmer months.

The property features a modern wet-room style bathroom, gas central heating and UPVC double glazing, ensuring comfort and low-maintenance living throughout. Currently let to reliable tenants and achieving a strong rental return, this is an excellent turnkey investment opportunity, or an equally appealing home for those seeking a central location with easy access to all that Brixham has to offer.

The property is offered with a brand-new 125-year lease, peppercorn ground rent, and a fair apportionment of building maintenance. Sold with no onward chain.



- One Bedroom Ground Floor Flat
- Convenient, Level Location
- Spacious and Modern

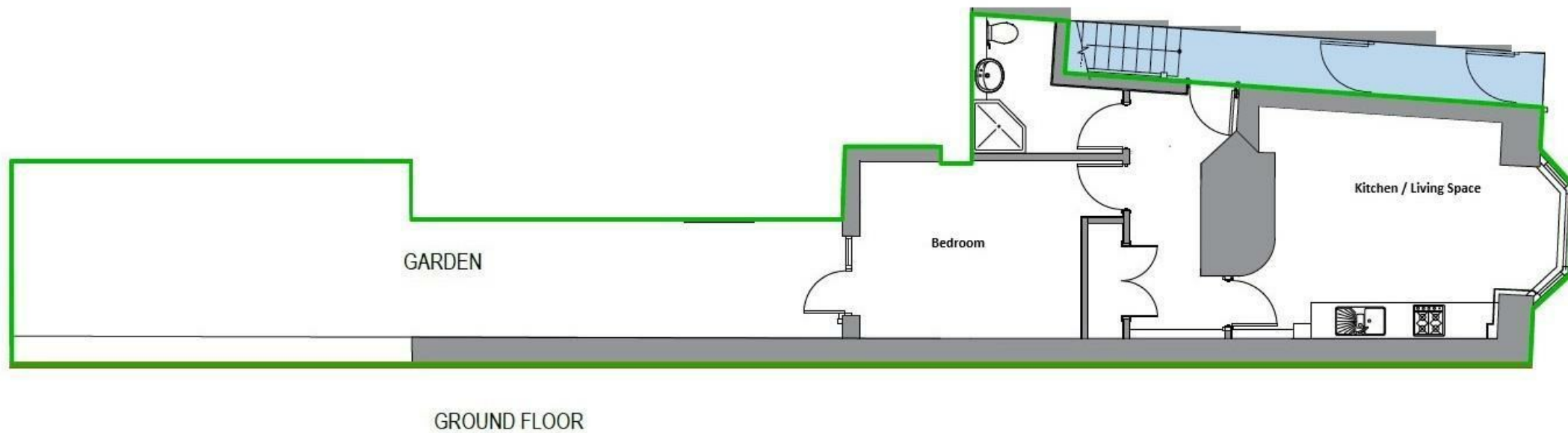
- Private & Sunny Rear Garden
- Two Minute Walk To Town Centre
- Great First Time Buy Or Investment

Council Tax Band: A



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Current EPC Rating: E

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		51	51
(21-38) F			
(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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