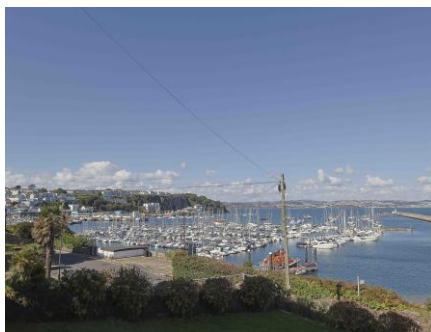


Devoncourt, Berry Head Road, Brixham, TQ5 9AB



Occupying a superb position above Brixham's vibrant waterfront, this **ONE BEDROOM, PURPOSE BUILT APARTMENT** enjoys some of the finest views the town has to offer. From its elevated vantage point, the property overlooks Brixham Breakwater, Marina, and Harbour, stretching out to the open sea and Torquay coastline beyond, a truly spectacular outlook that can be enjoyed both indoors and out. The apartment is thoughtfully designed for low-maintenance living, making it an ideal permanent home, lock-up-and-leave, or holiday retreat. (please note that the freeholder intends form a residential complex and age restriction on the apartments to over 55's in the near future) The accommodation includes a comfortable double bedroom, modern shower room/WC, and an open-plan living space with fitted kitchenette. One of the properties standout features is the balcony to the front, where the panoramic marine views take centre stage. This is the perfect spot to relax with morning coffee, enjoy evening sunsets, or simply watch the boats come and go. Devoncourt is a sought-after development close to Brixham's bustling harbour, shops, cafes and restaurants, with coastal walks on the doorstep. The Apartment combines comfort, convenience, and an unbeatable location, offering a wonderful opportunity to enjoy the very best of Brixham living.

£235,000 Leasehold

Access from the rear of the building down steps to number 3

ENTRANCE HALL.

Double glazed entrance door. Storage cupboard housing meters and water heater.

LIVING AREA. 13' 9" x 11' 8" (4.19m x 3.55m)

Open plan living area with kitchenette enjoying the most fabulous views out over Brixham Breakwater, Marina, Harbour and across the sea to the coastline beyond. The living area has ample space for soft seating and a dining area. The kitchenette has gloss white fitted wall and base cupboards, ample working surfaces with inset sink and drainer. Freestanding electric cooker and under counter fridge. A wide double-glazed window and door opens to:

BALCONY. 11' 8" x 3' 4" (3.55m x 1.02m)

Stunning views as previously mentioned and ample space to sit and soak up the bustling marina and harbour.

BEDROOM 1. 13' 4" x 8' 10" (4.06m x 2.69m)

A good size double bedroom to the rear.

SHOWER ROOM/W.C.

Comprising modern suite of corner shower enclosure with fitted independent electric shower, low level W.C. and vanity cupboard with inset washbasin. Electric heated towel rail. Extractor fan.

OUTSIDE.

Car parking to the rear of building for residents. Communal garden to the front.

LEASE INFO:

The apartment is held on an original 999 year lease with circa 965 years remaining.

Freehold Owner: Devoncoast Sea View Apartments.

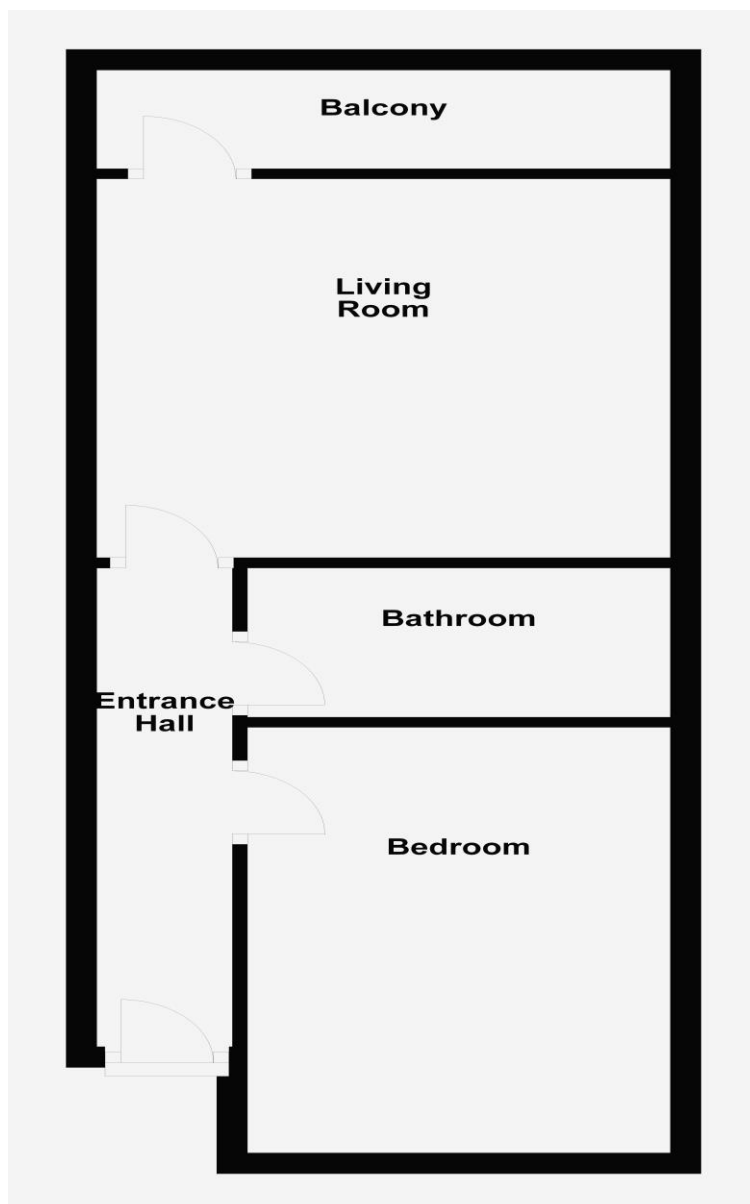
Ground Rent: £50 per annum

Maintenance charge: £ 1,950 per annum.

AGENTS NOTE: Please be aware that the Apartments Freeholder intends to form a residential complex in the future for the over 55's which may affect your decision to purchase as a holiday let investment.

COUNCIL TAX BAND: A

ENERGY RATING: D



LAYOUT GUIDE ONLY – NOT TO SCALE

The appliances and fixed equipment mentioned in these sales particulars have not been tested by Eric Lloyd & Co. (Churston) Ltd. and therefore prospective purchasers need to satisfy themselves that all such items are in working order. We may receive an introductory fee on recommendations for professional services.

Ref B0003046 Written by: R.C