

1 Mount Pleasant Road, Brixham, Devon, TQ5 9RP
Leasehold - Share of Freehold Flat
Asking Price £140,000

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email property@ljboyce.co.uk call 01803 852736

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. The flat is well-maintained and equipped, making it a turnkey option for prospective buyers as a permanent residence 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

2 1 1

- Ground Floor Flat - L/Hold Share of F/Hold
- Offered As Chain Free
- Near Town & Harbour
- Handy Allocated Parking Space
- Council Tax Band A
- Two Double Bedrooms









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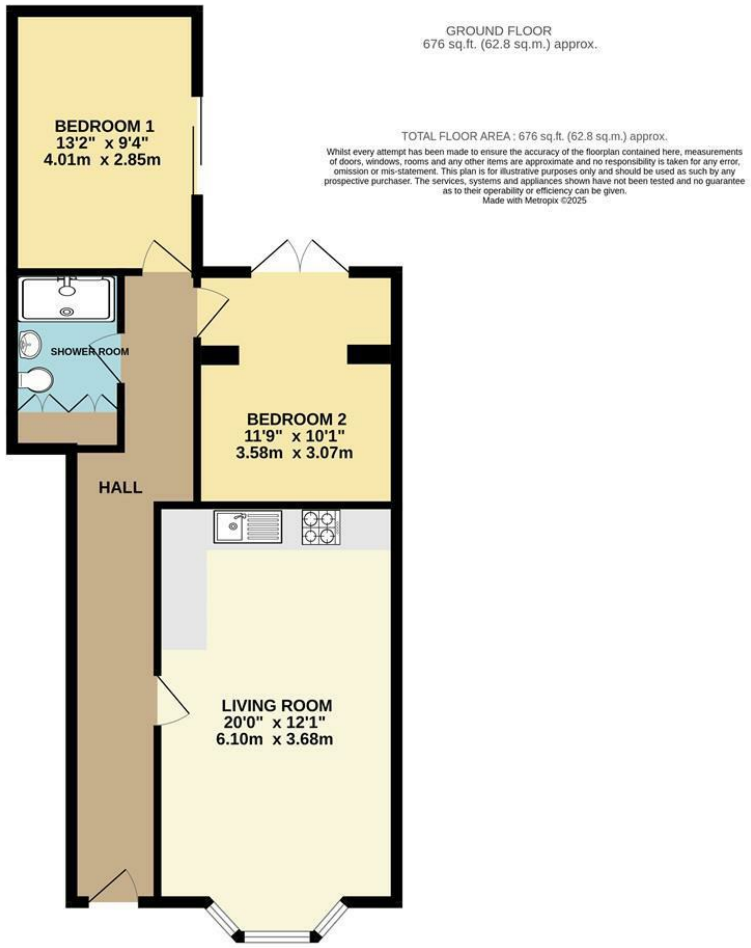




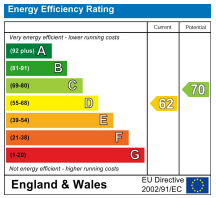


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Current EPC Rating: D



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