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DOLPHIN
COURT

Dolphin
Court

Dolphin Court Overgang Road, Brixham, TQ5 8AT

EricLloyd
&Co.

www.ericlloyd.co.uk

£335,000 Share of Freehold

Set just a stone's throw from Brixham's vibrant town centre and picturesque harbour, this well-presented **THREE BEDROOM GROUND FLOOR FLAT** offers an exceptional coastal lifestyle, whether as a permanent residence, second home, or investment opportunity, all with the added benefit of **NO ONWARD CHAIN**.

The property is approached via a private driveway, providing the convenience of **OFF ROAD PARKING**—an increasingly valuable feature in this sought-after location. Upon entering, you are welcomed into a central hallway that creates a natural flow throughout the home.

At the heart of the property lies a bright and spacious lounge / dining area, perfectly positioned to take in views across the outer harbour. This inviting living space is ideal for both relaxing and entertaining, with ample room for dining furniture and comfortable seating. Just off this room is the well-appointed kitchen, fitted with stylish grey units and complemented by oak-effect worktops. It comes equipped with an integrated dishwasher, electric oven and hob, a wall-mounted gas boiler providing central heating and hot water, and space for a fridge freezer—offering both practicality and modern appeal.

The accommodation continues with three well-proportioned bedrooms. The second bedroom, located off the hallway, is generously sized and currently arranged to accommodate twin beds, with extensive built-in wardrobes. The master bedroom is a spacious room, benefiting from its own ensuite shower room, creating a private and comfortable space.

A contemporary family bathroom serves the remaining rooms, featuring a bath with shower over, finished in a clean and functional style.

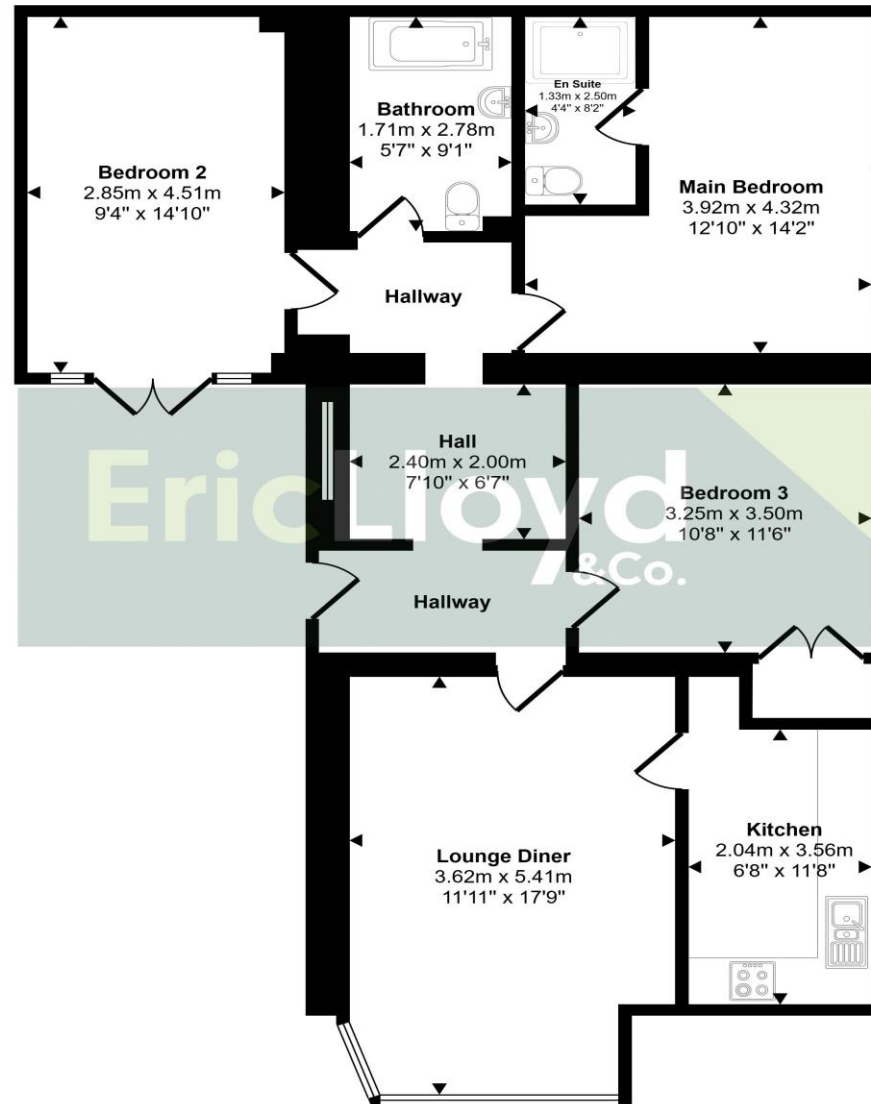
The third bedroom is another good-sized double and enjoys the added benefit of double-opening French doors leading out onto a composite decked area. This outdoor space provides a pleasant spot for seating and al fresco relaxation, extending the living area outdoors.

Offered for sale with **NO ONWARD**, the property is currently operated as a successful holiday let, presenting a ready-made investment opportunity or a flexible home by the coast. Combining location, space, and practicality, this apartment is a rare find in the heart of Brixham.

The property is held on a 999 years from December 2010 and comes with the added benefit of owning a share of freehold. Maintenance charge is currently £165pcm. Holiday letting and long term letting allowed. Property owners are allowed pets.

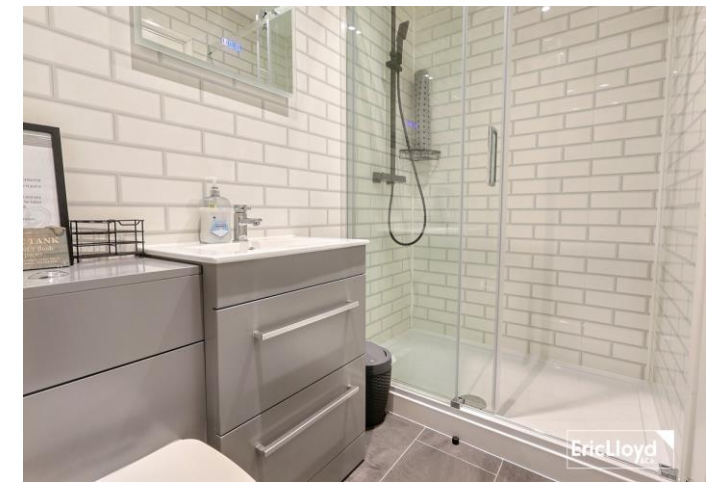


Approx Gross Internal Area
97 sq m / 1041 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



ENERGY PERFORMANCE RATING: E

COUNCIL TAX BAND: Business rates

AGENTS NOTES: This property is on mains gas, electric and water, however drainage is via a septic tank. The Ofcom website indicated that broadband and mobile phone reception are available at this address.

VIEWINGS ARRANGEMENTS

Strictly by appointment through Eric Lloyd & Co

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