



The Old Bake House, Flat 2, 104 Drew Street, Brixham, Devon, TQ5 9JY
Leasehold - Share of Freehold Apartment - First Floor
Asking Price £185,000

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

A great size first floor 2 bed apartment enjoying independent access via a few steps to the rear of the former old St Mary's Bakery, a pretty Grade II listed building that has been converted into 4 sizeable apartments all with independent access.

Presented in good order this spacious 2 bed apartment is located in the old limestone walled part of the building giving a real cottage feel. A long hallway gives access to all rooms including a spacious light and bright lounge diner with kitchen off, bedroom 2 and a smart modern shower room.

This apartment has been meticulously maintained, showcasing a brand-new kitchen, shower room, complemented by fresh carpets and a full interior revamp. Each residence enjoys the luxury of an allocated parking spot within the rear courtyard, something very hard to find in the heart of St Mary's Square.

The kitchen and bathroom offer finished modern elegance, while the property's layout features a well-appointed kitchen with ample storage, a great size lounge area and two double bedrooms, one of which has a built in wardrobe.

Impeccably maintained, this property presents an ideal opportunity for first-time buyers, savvy investors, or those seeking a hassle-free lock-and-leave lifestyle.

Offered with a 1/4 share of freehold and a fresh 999-year lease, the property welcomes both long term rentals and short-term holiday rentals, with well-behaved pets allowed.

A modest maintenance fee of £50 per month (£600 annually) covers comprehensive building insurance and contributes to a reserve fund, ensuring continued upkeep and peace of mind for residents.

Council Tax Band: A



- Pretty Stone Built Building
- 2 Good Size Bedrooms
- Light & Bright First Floor Position
- Great Location In St Mary's

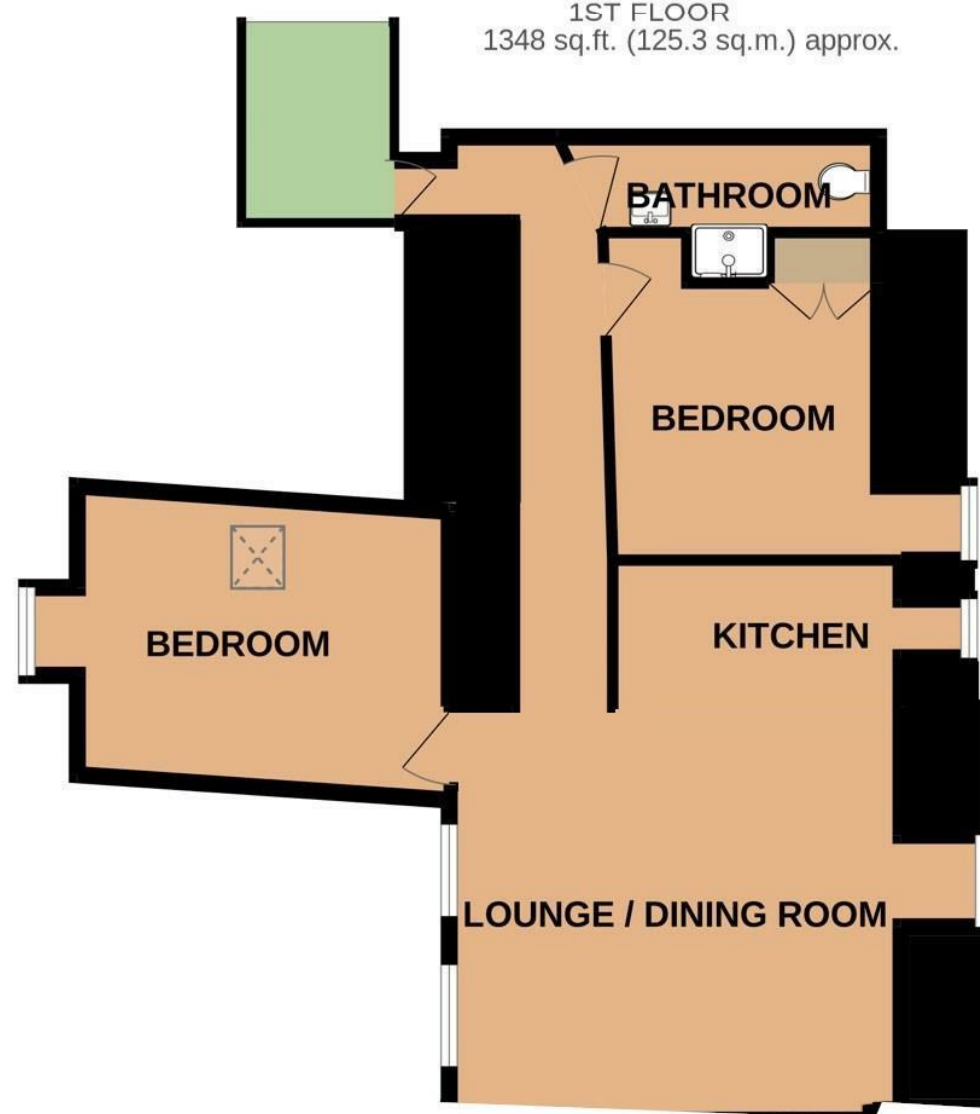
- Apartment With Separate Entry
- Spacious Living Room
- Modernised Throughout
- Allocated Off Road Parking Space



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1ST FLOOR
1348 sq.ft. (125.3 sq.m.) approx.



Current EPC Rating: E

Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(91-100) A		
(81-90) B		
(69-80) C		70
(55-68) D		
(49-54) E	45	
(39-48) F		
(31-38) 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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