



**12 Sharkham House, St. Marys Hill, Brixham – TQ5 9GW**

Guide Price **£195,000**





## 12 Sharkham House, St. Marys Hill

Brixham,

Spacious 2-bed first floor apartment in sought-after Sharkham Bay. Modern kitchen, ensuite, balcony with bay views, allocated parking. Ideal for first-time buyers or investors.

Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Two double bedrooms
- First floor apartment
- Allocated parking
- Family bathroom and principal ensuite
- Located in the Sharkham bay area of Brixham
- Balcony with bay wide views
- No onward chain
- Large lounge/diner
- Ideal Investment
- Ideal first time home



# 12 Sharkham House, St. Marys Hill

Brixham,

The property is situated on the popular Sharkham Village development approximately 1 mile from Brixham town centre which boasts an array of shops amenities and facilities as well as the picturesque Brixham harbour which itself is surrounded by a range of boutique shops, bars and restaurants. Both primary and secondary schooling are within 1/2 to 2/3 of a mile distant and it allows easy access to St Marys Beach which is no more than 1/3 of a mile away also giving access to the stunning South West coast path.

## Absolute Sales & Lettings

Absolute Sales & Lettings, 36 Fore Street - TQ5 8DZ

01803 214214

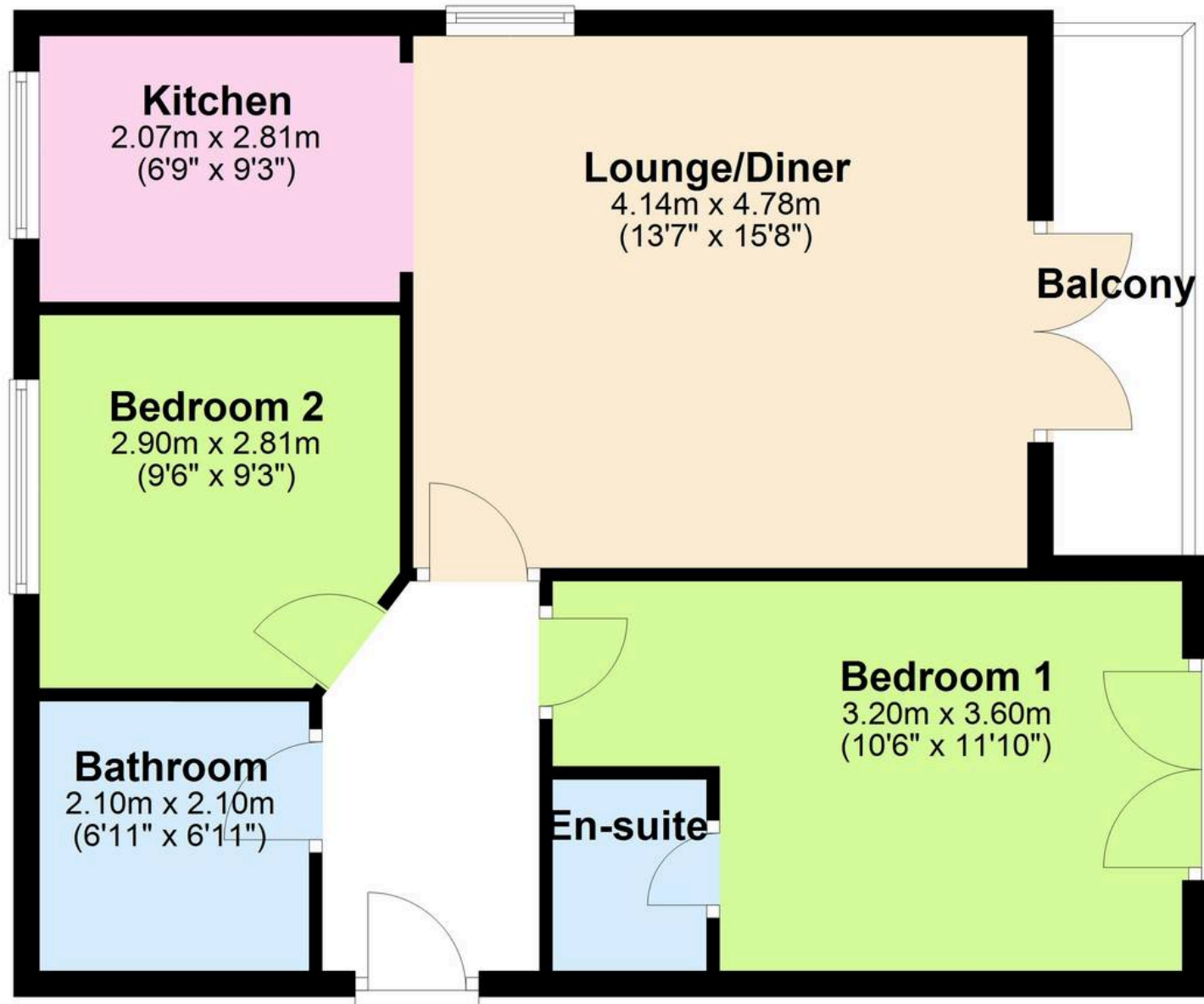
[brixham@movewithabsolute.co.uk](mailto:brixham@movewithabsolute.co.uk)

[movewithabsolute.co.uk/](http://movewithabsolute.co.uk/)



# Ground Floor

Approx. 57.7 sq. metres (620.6 sq. feet)



Total area: approx. 57.7 sq. metres (620.6 sq. feet)

