



The Nook, 38a Higher Street, Brixham, Devon, TQ5 8HW
Leasehold House - Semi-Detached
Asking Price £209,950

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

This superbly presented Fisherman's cottage underwent a comprehensive renovation in 2015, including new windows, roof, electrics, and central heating system. Since then, the property has been meticulously maintained and cared for. It is in ready-to-move-into condition, making it an ideal holiday home or a central base for immediate enjoyment.

Higher Street is perfectly positioned to enjoy many of Brixham's attractions within a short walking distance. The increasingly popular Brixham Harbour, brimming with eateries, pubs, and shops, is just a stone's throw away. The town centre, including Fore Street, connects from the Harbour, providing easy access to the rest of the town.

The area benefits from easy access to the mainline bus service, conveniently located in the town centre.

The property is situated just off Higher Street on Hosgood Steps. The front door opens into the principal living space where the kitchen is located — a deceptively spacious and bright room with lots of natural light from its dual aspect. This space offers good storage under the stairs.

On the first floor, there is a good-sized second bedroom, a utility cupboard, and a family bathroom. The second floor features the main bedroom with an en suite shower room. Alternatively, this space could be used as a spacious secondary living area with excellent views of the town and sea.

The property is LEASEHOLD with a 999-year lease commencing on January 1st, 2013. Building insurance contribution is 1/3, with maintenance costs shared on a 70/30 split.

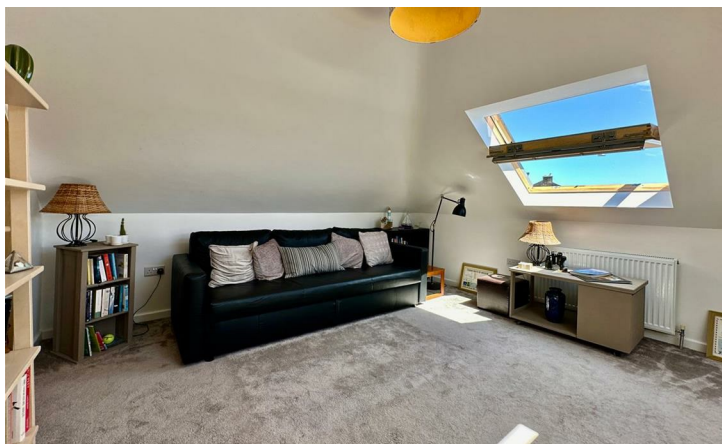
Overall, this Fisherman's cottage is an excellent opportunity for those seeking a charming, well-maintained property in the heart of Brixham, offering both comfort and convenience.

Council Tax Band: A



- 2 Bedroomed Fishermans Cottage
- Family Bathroom & En Suite Shower
- Some Sea & Town Views

- Popular Harbour Bowl Location
- Chain Free With Vacant Possession
- Council Tax Band A - Leasehold



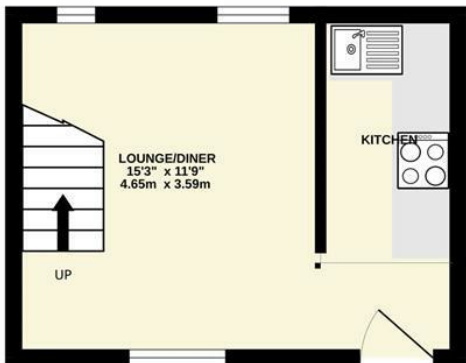
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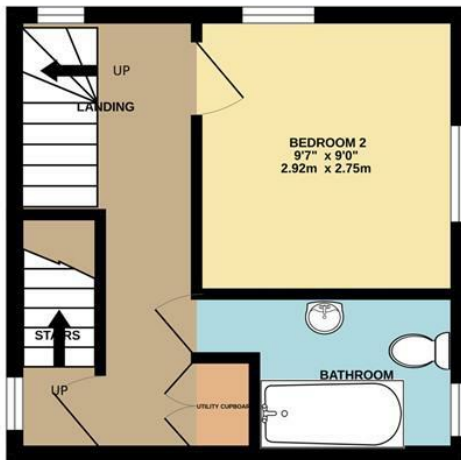
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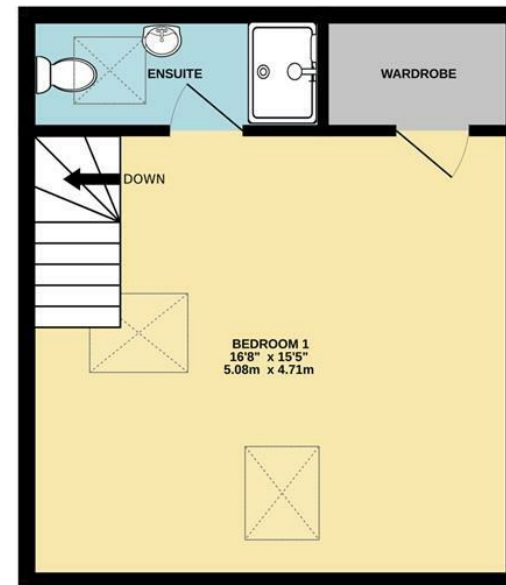
GROUND FLOOR



1ST FLOOR

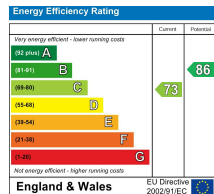


2ND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Current EPC Rating: C



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