

Middle Street, Brixham, TQ5 8EJ

EricLloyd &Co.



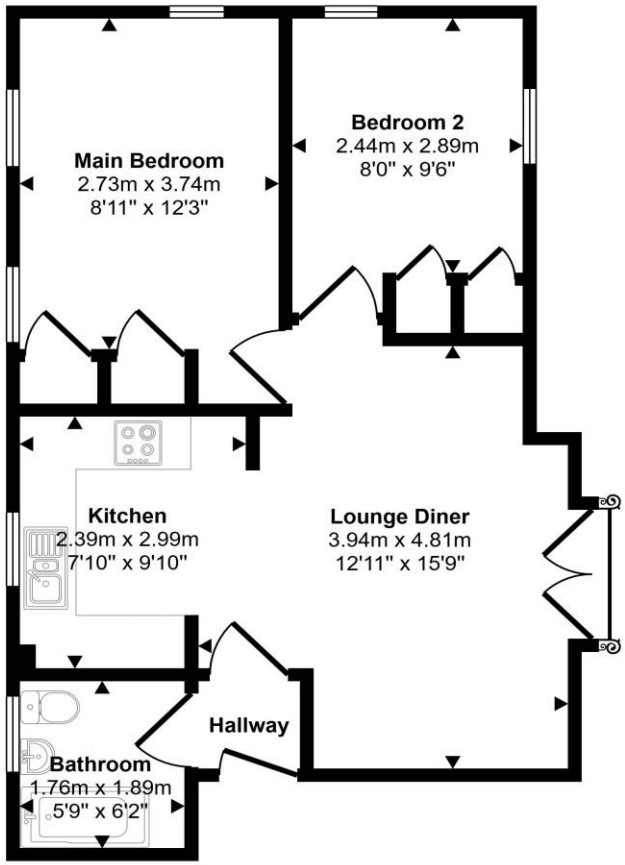


£179,950 Leasehold

Flat 3, Captains Rest is a well presented, modern, purpose-built **TWO BEDROOM APARTMENT** constructed circa 2015 and forming part of an attractive development of just four apartments.
The property is currently used as a second home and has also proved to be a highly successful holiday let, making it equally appealing as a coastal retreat, investment opportunity or low-maintenance permanent residence available with **NO ONWARD CHAIN**.

The apartment is accessed directly from Middle Street, placing it right in the very heart of Brixham town centre. The harbour and picturesque waterfront are only a few minutes' walk away, offering a wonderful mix of maritime charm, cafés, restaurants and coastal walks.
A wide range of shops and everyday amenities are close at hand, along with the local bus service providing convenient links to the other Torbay towns.
A communal, secure entrance leads to the building, with steps rising to the top floor where the apartment enjoys its own private entrance.
Upon entering, there is a useful entrance vestibule providing ideal space for coats and shoes before opening into the main living accommodation. The heart of the apartment is the bright and contemporary open-plan living space, combining lounge and dining areas and enjoying an abundance of natural light. French doors open onto a Juliet balcony, adding to the sense of space and providing a pleasant outlook over the surrounding town.
The open kitchen is well appointed, fitted with a good range of modern wall and base cupboards with complementary worktops. Integrated appliances include a built-in electric oven and gas hob, with designated spaces for a washing machine and fridge/freezer, making the kitchen both practical and stylish.
There are two generous double bedrooms, both of which benefit from dual-aspect windows, enhancing light and ventilation throughout. Each bedroom is fitted with built-in wardrobes and additional storage cupboards, providing excellent storage without compromising floor space. The bathroom is finished with a clean white suite comprising a panelled bath with shower over and glazed shower screen, pedestal wash basin and close-coupled W.C. Tiled surrounds complete the space, creating a neat and modern finish. Further benefits include double glazing throughout and gas-fired central heating, enhanced by a modern 'smart' control system for efficient and convenient temperature management.
The flat is held on a 999 year lease which was created in January 2014 but also owns 1/4th of the Freehold, management is run by the owners Captains Rest Ltd. The service charge is currently circa £1,000 per annum, this includes building insurance and communal utilities.
No separate ground rent payable, No pets permitted.
Overall, this offers stylish, easy-to-maintain accommodation in a prime central Brixham location. With its proven holiday letting history, excellent access to the harbour and town amenities, and modern comforts throughout, this property represents an outstanding opportunity for buyers seeking a coastal lifestyle or a ready-made investment.

Approx Gross Internal Area
50 sq m / 533 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: TBC COUNCIL TAX BAND: CURRENTLY ON BUSINESS RATES

AGENTS NOTES: The Ofcom website indicates that standard, superfast and ultrafast broadband is avaialable and that mobile performance is as follows VODAPHONE 81% / THREE 78% / EE 77% / 02 64%

VIEWINGS ARRANGEMENTS
Strictly by appointment through Eric Lloyd & Co

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