



Wren Court, Bolton Street, Brixham, TQ5 9AD

**Eric Lloyd**  
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## £70,000 Leasehold



Situated within the popular Wren Court development, this **ONE BEDROOM GROUND FLOOR FLAT** is offered for sale with **NO ONWARD CHAIN**.

Designed specifically for residents aged 60 years and over, Wren Court provides secure and comfortable retirement living in a welcoming community environment, with the reassurance of a part-time warden and an emergency pull-cord care line system.

The flat is accessed via a secure communal entrance and private entrance door. Once inside, the property offers light and manageable accommodation, ideal for those seeking independence alongside the benefits of a supportive setting.

The accommodation includes entrance hall with useful storage cupboard and further cupboard housing the hot water cylinder, leading off is a bright lounge/dining room, well-proportioned and enjoying a pleasant outlook to the front and from the kitchen area to the rear.

The adjoining kitchen is fitted with a range of units, working surfaces and appliances which include a freestanding electric cooker and fridge freezer providing a practical area for everyday cooking. There is also space/plumbing for a washing machine.

The double bedroom benefits also benefits from a sunny aspect. with a window to the front aspect. A Shower Room/W.C is fitted with a low level W.C. pedestal wash basin and shower enclosure which is fitted with a 'Mira' independent electric shower for hot water.

Practical features include electric heating by way of night storage heaters, double glazing, and the reassurance of the 24-hour emergency pull-cord system, linked to a central care line.

The presence of a part-time warden further enhances the sense of security and community. Wren Court enjoys well-tended outside garden areas, providing residents with attractive green spaces to enjoy without the responsibility of maintenance. There is also parking available on a first-come, first-served basis, adding to the practicality of the development.

The development is conveniently located, with a bus stop nearby providing regular services into Brixham town centre. Here, a wide range of shops, cafes and amenities can be found, along with Brixhams beautiful harbour and waterfront. The location ensures that residents can enjoy both ease of access to daily necessities and the lifestyle benefits of living close to the coast.

This flat is offered with **NO ONWARD CHAIN**, allowing for a straightforward purchase process and early occupation if required. In summary, Wren Court represents an excellent opportunity for those seeking a safe, supportive, and well-situated retirement home. With secure entry, emergency call facilities, and the presence of a part-time warden, it offers peace of mind alongside independence. The combination of manageable accommodation, outside space, and a convenient location close to local transport links makes it a highly attractive option for buyers looking to downsize or relocate to a supportive community environment in the heart of Brixham.

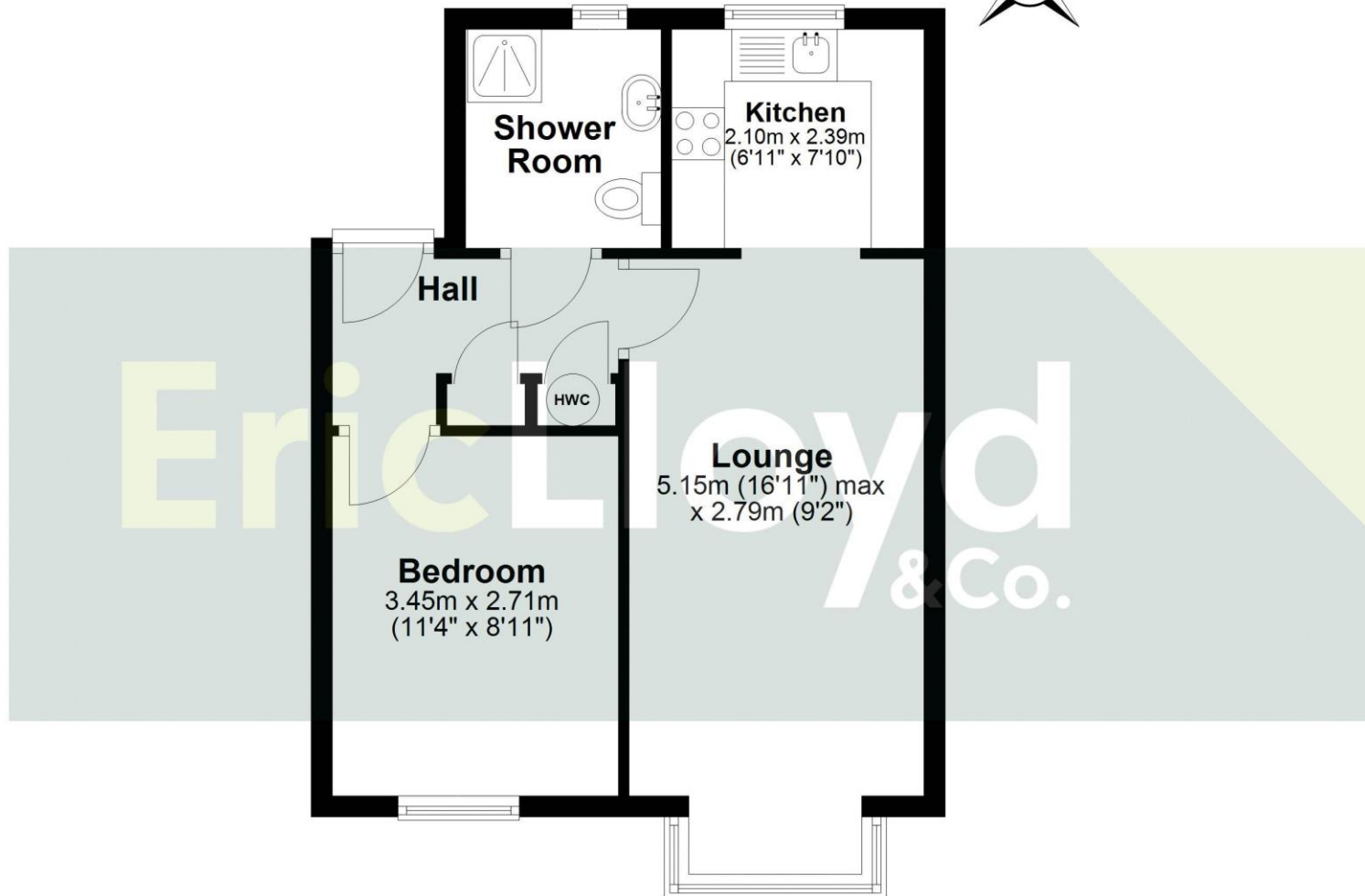
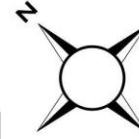
**LEASE DETAILS.** We are informed the property is held on a 125 year lease from January 1990. There is a monthly maintenance charge of approximately £270 this includes communal cleaning, lighting repairs. Buildings insurance. Water rates. Part time warden. Ground rent is £72.75 per annum. This development is restricted to the over 60's. Subletting is allowed subject to permission. Pets are allowed with permission.

Management Company: First Port.



## Ground Floor

Approx. 39.0 sq. metres (419.8 sq. feet)



Total area: approx. 39.0 sq. metres (419.8 sq. feet)

This floorplan is only for illustration purposes and measurements of rooms and locations of doors, windows, etc are approximate and no responsibility is taken for any errors or omissions

Plan produced using PlanUp.



ENERGY PERFORMANCE RATING: D

COUNCIL TAX BAND: A

AGENTS NOTES: The Ofcom website indicates that standard, superfast and ultrafast broadband is available. Mobile phone coverage is average with most networks.

#### VIEWINGS ARRANGEMENTS

Strictly by appointment through Eric Lloyd & Co

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