Fishcombe Cove, Brixham, TQ5 8RB

EricLloyd &Co.

£200,000 Leasehold

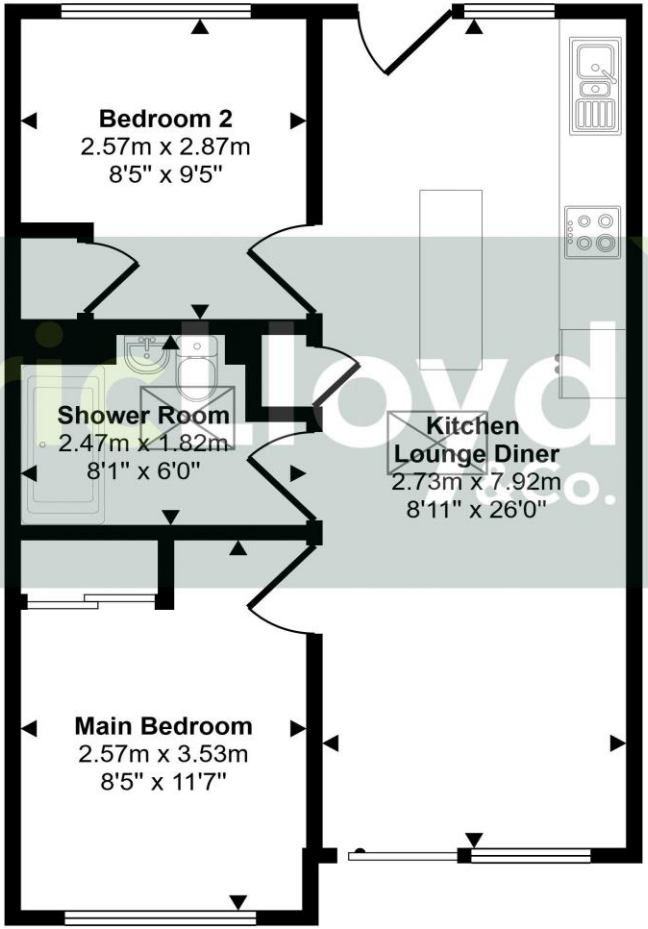
Modern **TWO BEDROOM HOLIDAY CHALET** for sale in the highly desirable Fishcombe Cove holiday bungalows, adjacent to Brixham Holiday Park, offering a perfect coastal retreat or investment opportunity, Built in 2021, the property benefits from contemporary design, quality finishes, and energy-efficient features throughout.

Set on its own private plot, surrounded by well-maintained gardens and a small number of neighbouring chalets, providing a peaceful and exclusive feel. Beautiful outdoor space includes a private patio area, ideal for relaxing or entertaining, along with access to attractive communal gardens.
Stylish open-plan layout combining kitchen, dining, and living areas, creating a bright and spacious environment. Contemporary kitchen fitted with modern units and ample worktop space, seamlessly integrated into the living area, with a comfortable lounge and dining space with a clean, modern aesthetic, perfect for year-round enjoyment.
One double bedroom offering a relaxing and well-proportioned retreat, in addition twin bedroom, ideal for guests, children, or flexible use.
Modern shower room finished to a high standard, featuring an electric shower and quality fittings. Immaculate condition throughout, meaning the property is truly “move-in ready” with nothing required from a new owner.

- Energy-efficient features include solar PV panels on the roof, helping to reduce running costs.
- Electric boiler providing central heating throughout the chalet.
- Electric water heaters ensuring reliable hot water supply.
- Lockable storage area to the side of the property, perfect for outdoor equipment or personal items.
- Located within Brixham Holiday Park, owners benefit from excellent on-site facilities.
- Access to a heated swimming pool for year-round enjoyment.
- Use of the clubhouse, offering social and leisure opportunities.
- 12-month usage permitted, making it suitable for both holidays and extended stays
- Annual service charge: £1,858
- Ground rent: £320 (fixed until 2030)
- Council Tax Band A, with exemption from second home premium if qualifying for business rates (potentially £0.00 payable)
- Utilities are efficiently managed, with water and electricity metered and billed quarterly.

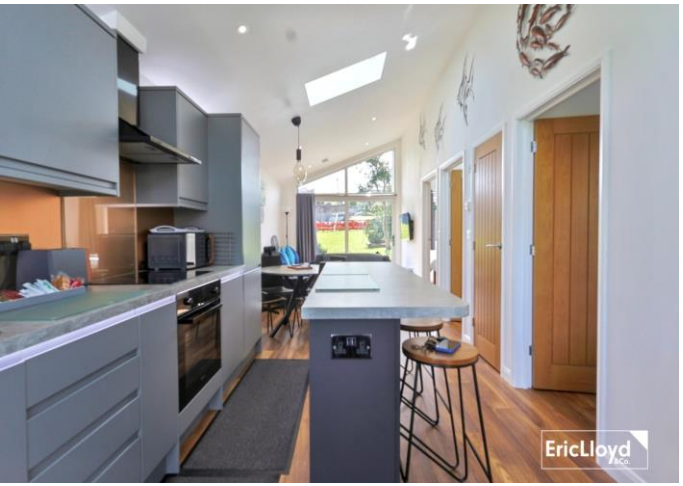
An excellent opportunity to acquire a low-maintenance, modern holiday home in a sought-after coastal setting, Ideal for personal use, holiday letting, or a combination of both, offering flexibility and strong lifestyle appeal.

Approx Gross Internal Area
45 sq m / 481 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: B

COUNCIL TAX BAND: Currently on business rates.

VIEWINGS ARRANGEMENTS
Strictly by appointment through Eric Lloyd & Co

01803 852773
42 Fore Street, Brixham, TQ5 8DZ
brixham@ericlloyd.co.uk

01803 844466
6 Churston Broadway, Broadsands TQ4 6LE
churston@ericlloyd.co.uk

EricLloyd &Co.

Eric Lloyd & Co wish to advise prospective purchasers that we have not checked the services or appliances. The sales particulars have been prepared as a guide only; any floor-plan or map is for illustrative purposes only. Eric Lloyd & Co, for themselves and for the vendors or lessors of this property whose agents they are give notice that: the particulars have been produced in good faith; do not constitute any part of a contract; no person in the employment of Eric Lloyd & Co has any authority to make or give any representation of warranty in relation to this property. Please be aware we may receive an introductory fee on recommendations for professional services.