



8 Heath Court Heath Road, Brixham, TQ5 9BQ
Leasehold - Share of Freehold House - Terraced
£350,000

boycebrixham
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Offered with NO ONWARD CHAIN located on one of Brixham's most desirable roads, and positioned centrally on the seaward side of the road is Heath Court, a 1960s block of nine similar townhouses. Perched directly atop the Victoria Breakwater, this Brixham bolthole offers stunning panoramic views right across Torbay from the Inner Brixham Harbour on the left, Paignton and Torquay as you pan across and even as far as Portland Bill in Dorset on a clear day! The views really are magnificent!

A light-and-bright property with 3 good sized bedrooms, one on the ground floor (which is serviced by a smart downstairs shower room) and two on the 2nd floor (all with plenty of built in storage and served by a generous sized family bathroom with skylight), an open living/dining/kitchen area on the middle floor, a spacious car port on the ground floor and 3 (yes three!) amazing sea view balconies. This low maintenance, no nonsense townhouse really has all of the key ingredients the buyers coming to Brixham are looking for.

The property is held on a 999 year lease from 1960 and includes an equal share of the freehold (1/21). There is a nominal ground rent of just £5.00 per year. No maintenance is payable as leaseholders are responsible for their own boundaries etc. Please note that nothing in the lease prohibits the use of holiday letting, residential letting or indeed the keeping of pets, giving owners maximum flexibility with their purchase. The property also has the added benefit of a new roof in 2021 which comes with a 25 year guarantee from a well respected local roofer. A modern pressurised water system was also installed around this time.

A great opportunity - internal viewing strongly recommended.

Council Tax Band: D



- Super Marine Townhouse
- No Onward Chain
- Very Popular Residential Area
- Three Good Sized Bedrooms

- New, Guaranteed Roof In 2021
- Five Minute Walk To Beach
- Car Port Parking Space
- Panoramic Sea Views

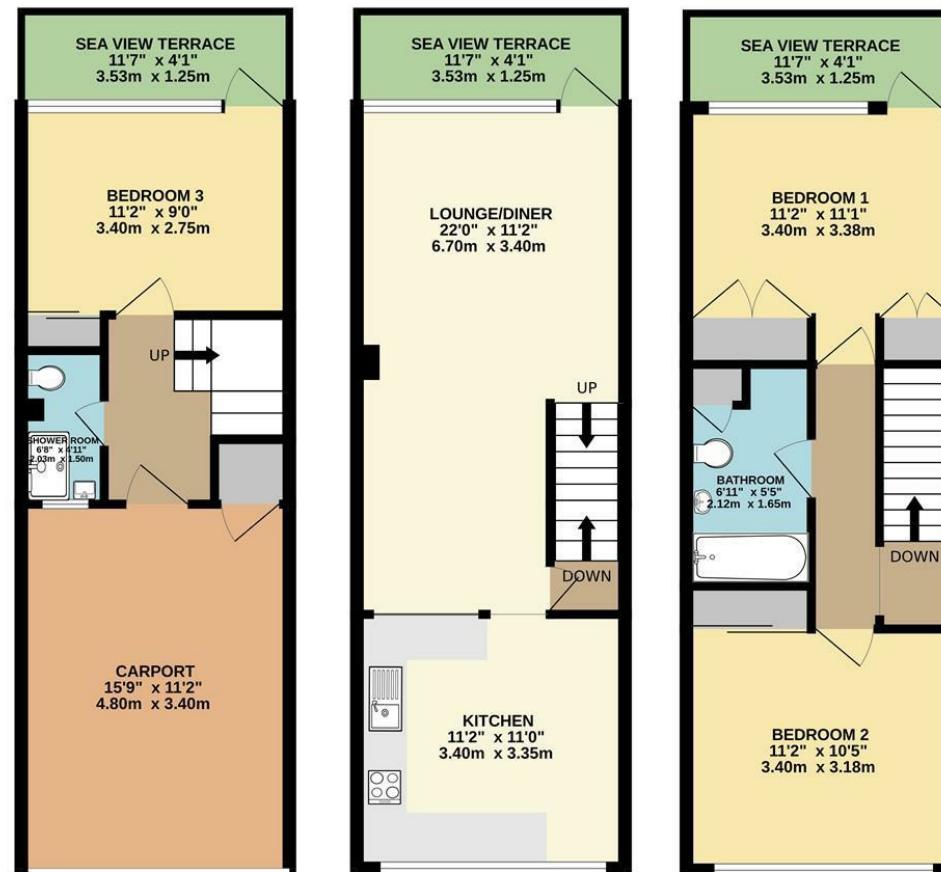




GROUND FLOOR
381 sq.ft. (35.4 sq.m.) approx.

1ST FLOOR
380 sq.ft. (35.3 sq.m.) approx.

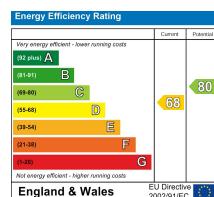
2ND FLOOR
382 sq.ft. (35.4 sq.m.) approx.



TOTAL FLOOR AREA: 1142 sq.ft. (106.1 sq.m.) approx.

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: D



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Please note floorplans are to be used as a guide only. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of the property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from their solicitor. You are advised to check the availability of this property before travelling distance to view.

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