



12a Briseham Road, Brixham, Devon, TQ5 9NS  
Leasehold Flat  
£195,000

**boyce**brixham  
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A light-and-bright first floor flat in a central and convenient location which is deceptively spacious and presented to an excellent standard.

Briseham Road is a popular residential location, set approximately 1/2 mile from the town centre and harbour areas. There is a bus service close by and convenience stores handy either just around the corner at Castor Stores, or with the Spar at St Mary's Square, where there are pubs and takeaways also. The property is also situated within the catchment area of two good primary schools and the towns community college is very close by.

The property itself is accessed via it's own private front door, leading up the the accommodation on the first floor. A light-and-bright hallway leads off to all the principle rooms. The lounge is an excellent size, with a pleasant aspect over the road and is stylishly presented and a useful large storage cupboard. There is a good sized family bathroom with a modern suite and again is well presented. The open-plan kitchen/diner is central to the flat, with a lovely open aspect over Brixham in the direction of the harbour and enjoying lovely sunset views. The kitchen is modern, contemporary fitted with plenty of worktop space coming from the 'U' shaped design. An excellent space for the 'hub of the home'. Two double bedrooms lead off this space, both are light-and-bright, with the larger offering good size built in storage.

Unusually, the flat enjoys the added benefit of a large private rear garden. A sunny space, laid moistly to lawn with a patio area off the property for dining, BBQing etc. There are sheds for storage and the garden is plenty open enough to enjoy lots of sunshine.

The property is held on a 125 year lease from January 2004. The maintenance is charged at £154 every 3 months (£616 per year) and includes exterior maintenance and buildings insurance. Whilst there is no allocated parking with this property, street parking directly outside is readily available.

**Council Tax Band: A**



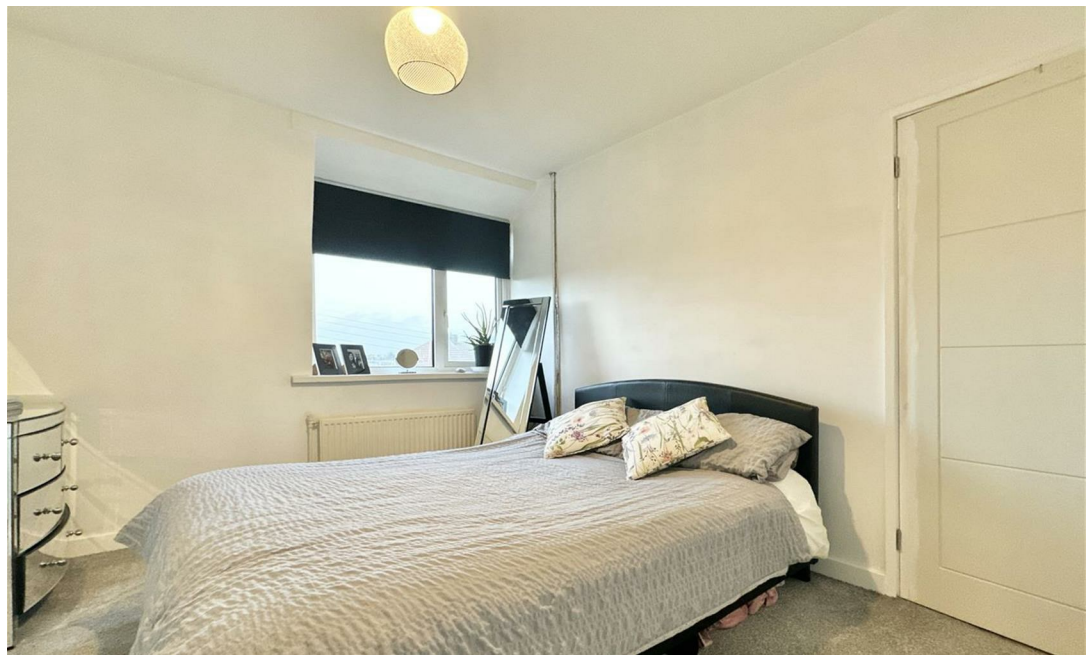
- Super Two Bedroom Flat
- Popular Residential Location
- Deceptively Spacious Accommodation
- Two Double Bedrooms

- Modern Presentation Throughout
- Private Large Rear Garden
- Stylish Kitchen / Diner
- Close To Town & Harbour

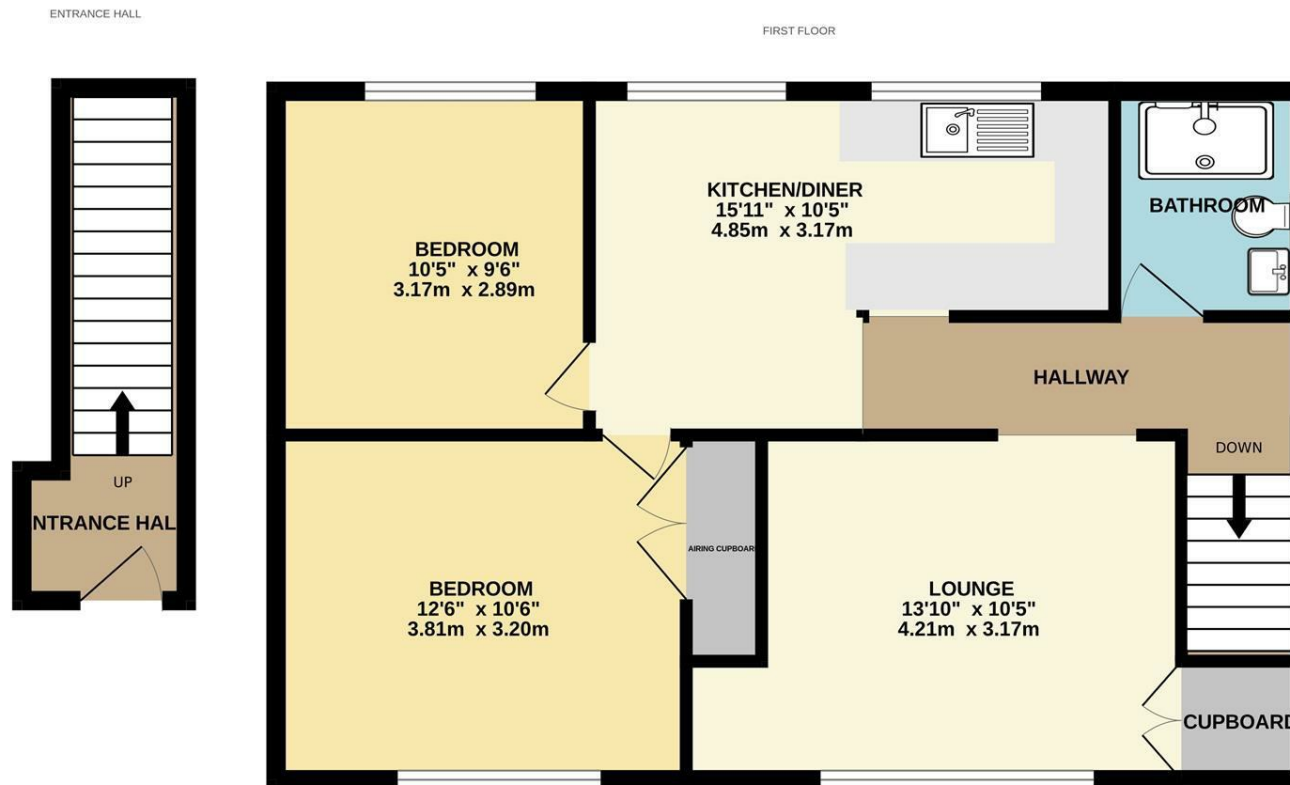


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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A (91-100)		
	B (81-90)		
	C (69-80)	73	73
	D (55-68)		
	E (39-54)		
Not energy efficient - higher running costs	F (21-38)		
	G (1-20)		
England & Wales		EU Directive 2002/91/EC	

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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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