



3 Mayflower Flats Drew Street, Brixham, Devon, TQ5 9LB
Leasehold Flat - First Floor
£150,000

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Enjoying a superb first-floor position in one of Brixham's most convenient locations, this beautifully presented purpose-built apartment combines bright, spacious accommodation with the rare advantage of a private sunny garden and allocated parking. Situated on Drew Street, the property is just a short stroll from the bustling town centre and picturesque harbour, while also benefiting from a regular bus service nearby and the convenience of a local store at St Mary's Square.

Accessed via a private gated pathway to the side of the driveway, stairs rise to the first-floor entrance where a welcoming and naturally light hallway provides access to all of the principal accommodation.

To the front of the apartment, the generously proportioned sitting room enjoys an abundance of natural light together with an attractive open outlook across the neighbouring allotments, creating a wonderfully green and peaceful backdrop that is rarely found so close to the town centre. The stylish modern kitchen sits alongside the lounge and is fitted with a contemporary range of units, offering both practicality and an attractive space for everyday cooking and dining.

The spacious double bedroom is beautifully presented and also benefits from the same delightful elevated outlook, providing a bright and relaxing space to unwind. A smartly appointed bathroom completes the accommodation, finished in a modern style to complement the rest of the apartment.

A particular highlight of this home is its private rear garden. Rarely found with these first-floor apartments, the garden enjoys a sunny aspect, offers excellent privacy and includes useful storage, making it an ideal space for outdoor dining, gardening or simply relaxing in the sunshine.

Further benefits include gas central heating supplied by a modern Worcester combination boiler, UPVC double glazing and a private allocated off-road parking space positioned directly in front of the property.

The apartment is held on a 999-year lease from 2007, with no ground rent payable. Building maintenance is managed on a straightforward 50/50 basis with the ground floor apartment on an as-and-when basis, helping to keep ongoing costs simple and manageable.

Council Tax Band: A



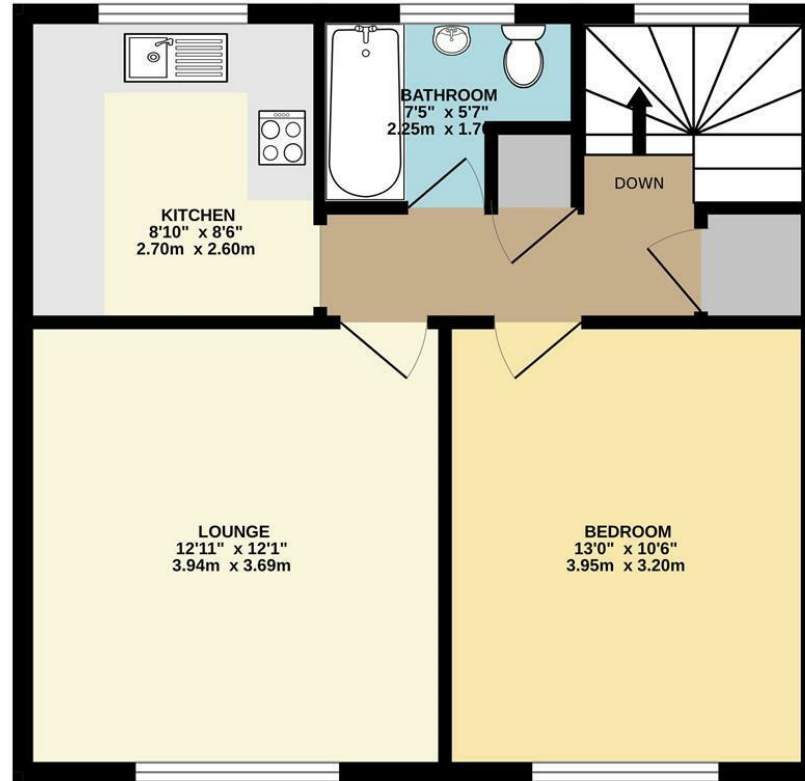
- First Floor Flat
- Off Road Parking For 1 Vehicle
- Convenient Location
- Courtyard Style Garden
- Bright & Airy
- Leasehold/ Council Tax Band A





GROUND FLOOR
493 sq.ft. (45.8 sq.m.) approx.

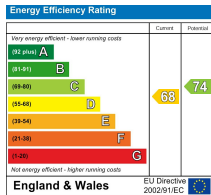
OUTSIDE
108 sq.ft. (10.1 sq.m.) approx.



TOTAL FLOOR AREA : 601 sq.ft. (55.8 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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