



15b Metherell Avenue, Brixham, TQ5 9PZ  
Leasehold Flat - First Floor  
Asking Price £160,000

**boyce**brixham  
email [property@ljboyce.co.uk](mailto:property@ljboyce.co.uk) call 01803 852736



Constructed in 2003 and built to modern standards, this attractive two-bedroom first floor flat combines stylish living with energy efficiency. With gas central heating, UPVC double glazing and well-proportioned rooms throughout, it makes for a practical, comfortable and welcoming home.

The property is accessed via its own private front door, with stairs rising to the accommodation above. Inside, the flat is light, bright and well-presented, offering a fresh, modern feel that is ready to move straight into. The spacious lounge is a true highlight, featuring a full-height picture window which floods the room with natural light while framing open, elevated views across the neighbourhood.

The kitchen, enjoying a sunny southerly aspect, is fitted with a good range of units and ample worktop space, ideal for both everyday use and entertaining. Two double bedrooms provide versatile sleeping accommodation, with the principal bedroom being of a particularly generous size. A smart, modern family bathroom completes the interior, adding to the sense of convenience and comfort.

Externally, the property benefits from features rarely found with apartments. To the front lies a private enclosed garden, neatly screened by mature hedging. With a sunny aspect, it is an excellent space for children or pets, a practical spot for drying laundry, or simply a pleasant setting to relax and entertain. An allocated off-road parking space adds further appeal, ensuring ease of living.

Offered with vacant possession and no onward chain, this property is presented as a superb blank canvas. Whether you are a first-time buyer seeking an affordable home, a landlord looking for a strong rental return, or someone searching for a secure and low-maintenance bolthole in beautiful Brixham, this flat is an excellent choice.

The property is held on a 125 year lease from 2004. There is no ground rent, and no service charge. Maintenance is split on an as-and-when basis with the property below. Letting (short and long term) and pets are allowed.

**Council Tax Band: B**



- Two Bedroom Flat - Leasehold
- Light-And-Bright Accomodation
- Offered With No Onward Chain

- Private Garden & Private Parking
- Council Tax Band B
- Central & Convenient Location



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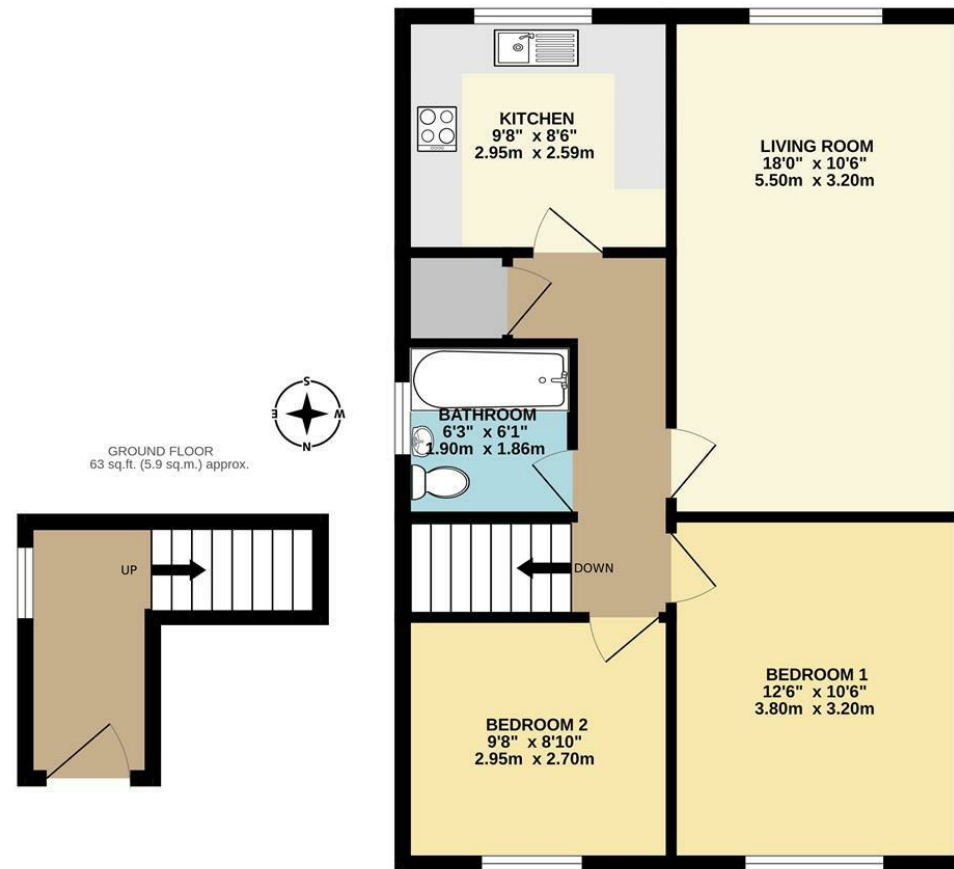






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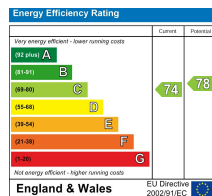
FIRST FLOOR  
615 sq.ft. (57.2 sq.m.) approx.



TOTAL FLOOR AREA : 679 sq.ft. (63.0 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: C



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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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