Flat 2 Beaumont House, 63 Bolton Street, Brixham, Devon, TQ5 9DJ
Leasehold - Share of Freehold Flat - Second Floor
£139,950

boycebrixham
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A particularly spacious TWO BEDROOM SECOND FLOOR FLAT enjoying a highly convenient central location and, importantly, its own PRIVATE ALLOCATED PARKING SPACE. The main shops are less than a quarter of a mile away, with Brixham's town centre and harbour within a reasonably level walk. Everyday amenities are even closer, including a convenience store and chemist.

The property is presented in a light, bright and well-maintained style, with PVCu double glazing and Gabarron thermal electric radiators. Offering generously proportioned accommodation together with the considerable advantage of private parking, the flat would make an excellent first home, convenient permanent residence or realistically priced investment opportunity.

Access is via a communal entrance hall serving just two other flats, with a main entrance from Bolton Street and rear access leading to the parking and communal outside area. On entering Flat 2, stairs rise to a central landing with doors leading to all rooms.

The spacious lounge overlooks Bolton Street, while the separate kitchen enjoys an outlook to the rear. The kitchen is modern and well fitted, providing a good range of wall and base units, generous worktop space and provision for a washing machine and other appliances.

Both bedrooms are good-sized rooms, with bedroom two incorporating a useful built-in airing cupboard housing the hot water cylinder and immersion heater. Completing the accommodation is an impressive, and spacious fully tiled luxury bathroom.

Outside, the flat benefits from a good-sized allocated parking space, accessed via Glenmore Road, together with a communal drying area and small garden/patio space to the rear.

The property is held on a relatively new 999-year lease from 2018 and includes a ¼ share of the freehold. Maintenance is undertaken on an "as and when necessary" basis. Maintenance charge currently £65.00 per month to include insurance, fire alarm checks, repairs.

Council Tax Band: A

2 1 1

- Spacious Town Centre Flat
- 2 Double Bedrooms
- Leasehold W/ Share Of Freehold
- Parking Space For 1 Car
- Light & Bright Throughout
- Lowest Council Tax Band (A)

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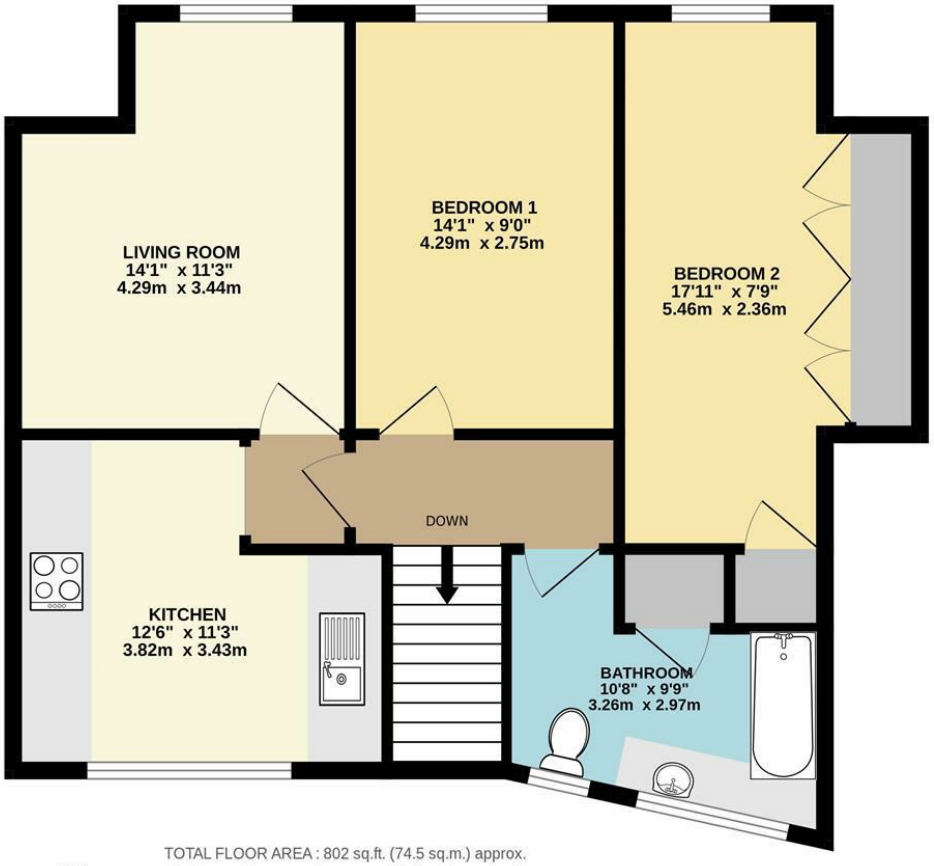
SECOND FLOOR
720 sq.ft. (66.9 sq.m.) approx.



OUTSIDE
83 sq.ft. (7.7 sq.m.) approx.

TOTAL FLOOR AREA : 802 sq.ft. (74.5 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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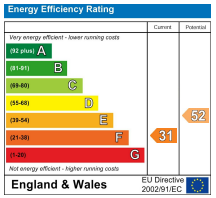
Current EPC Rating: F



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