



Situated in the popular area of Higher Brixham, this two-bedroom flat offers an ideal location near the bus route and convenient local shops along Summercourt Way. This property boasts its own front door with level entry from the parking area, providing a sense of privacy and independence, along with a generously sized patio courtyard-style garden perfect for outdoor relaxation. Additionally, the flat benefits from off-road parking in the adjacent car park, making it convenient for residents and guests alike.

Access to the flat is virtually level with a handy ramp providing ease of access to the entrance door. Upon entering, you are welcomed into a spacious, L-shaped hallway that offers a sense of light and space. This well-sized hallway includes two large built-in storage cupboards, providing ample room for coats, shoes, and other essentials, while an additional airing cupboard is situated further down the hall, ideal for keeping linen and towels.

The living room is a standout feature of the property, offering generous proportions with ample space for both a comfortable lounge area and a separate dining space. Large windows fill the room with natural light, creating a bright and airy atmosphere. A balcony, accessed from the living room, offers a lovely spot to sit and enjoy the southerly aspect and far-reaching open views, making it the perfect space for relaxing or entertaining.

Adjacent to the living room is the kitchen, a spacious and functional area with enough room for a small breakfast table or additional seating. The kitchen is equipped with a range of appliances, and the gas boiler is also housed here.

The two double bedrooms are located at the rear of the property, both of which benefit from the open aspect and peaceful outlook. These well-proportioned rooms are ideal for creating restful retreats. The property also features a wetroom shower, designed for ease of access and practical use.

Additional Information

This flat is offered for sale with the original 125 year lease from 1st April 1989, and the maintenance costs are an affordable £67 per month, providing peace of mind for any prospective buyer. Ground rent £10.00 per annum.

With its spacious layout, convenient location near public transport and shops, and private outdoor space, this flat offers a fantastic opportunity for those seeking a comfortable and low-maintenance home in Higher Brixham.

Council Tax Band: A



- Spacious Flat
- 2 Double Bedrooms
- Parking
- Courtyard Garden & Balcony

- In Need Of Modernisation
- Large Living Space
- Good Size Kitchen
- CHAIN FREE



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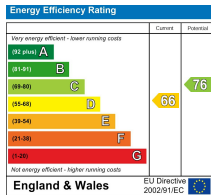


FIRST FLOOR
761 sq.ft. (70.7 sq.m.) approx.



TOTAL FLOOR AREA: 761 sq.ft. (70.7 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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