



Flat 2 15 New Road, Brixham, Devon, TQ5 8NA
Leasehold Maisonette
Asking Price £140,000

boycebrixham
email property@ljboyce.co.uk call 01803 852736

This stylish two-bedroom reverse-level maisonette, located on New Road in the heart of Brixham, offers modern living with the convenience of everything on your doorstep. Converted in 2016, the property combines contemporary design with a practical layout, just a short, level walk of around 3–4 minutes into the town centre, with excellent bus routes nearby for easy access out of Brixham.

Accessed from the first floor, the accommodation opens into a generous open-plan lounge/kitchen/diner, featuring a vaulted ceiling and a pretty outlook to the rear. The kitchen area is neatly tucked into the corner, providing a modern and functional space. A clean and fresh family bathroom completes this level.

Stairs lead down to the lower level, where you will find two light and airy double bedrooms. The master bedroom enjoys direct access to a private section of the rear garden, creating a lovely spot to relax or entertain.

Further benefits include gas central heating, modern double glazing, and a brand-new 125-year lease with a peppercorn ground rent and fair apportionment of building maintenance. While there is no allocated parking, street parking is available nearby.

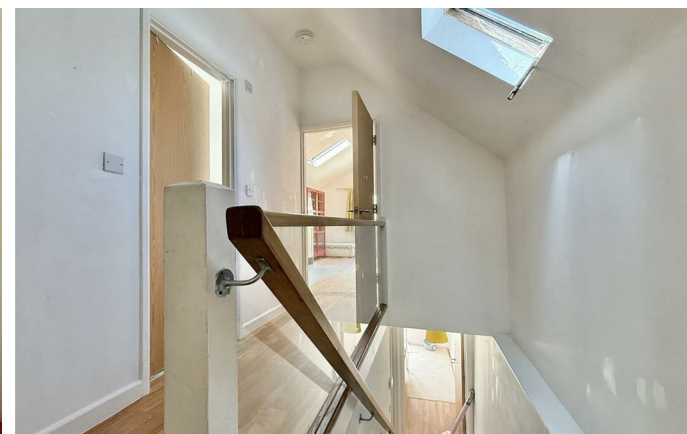
The property is currently let to a good tenant, generating a healthy yield, making it an excellent investment opportunity. Offered with no onward chain.

Council Tax Band:



- Town Centre Maisonette
- Brand New 125 Year Lease
- Two Double Bedrooms

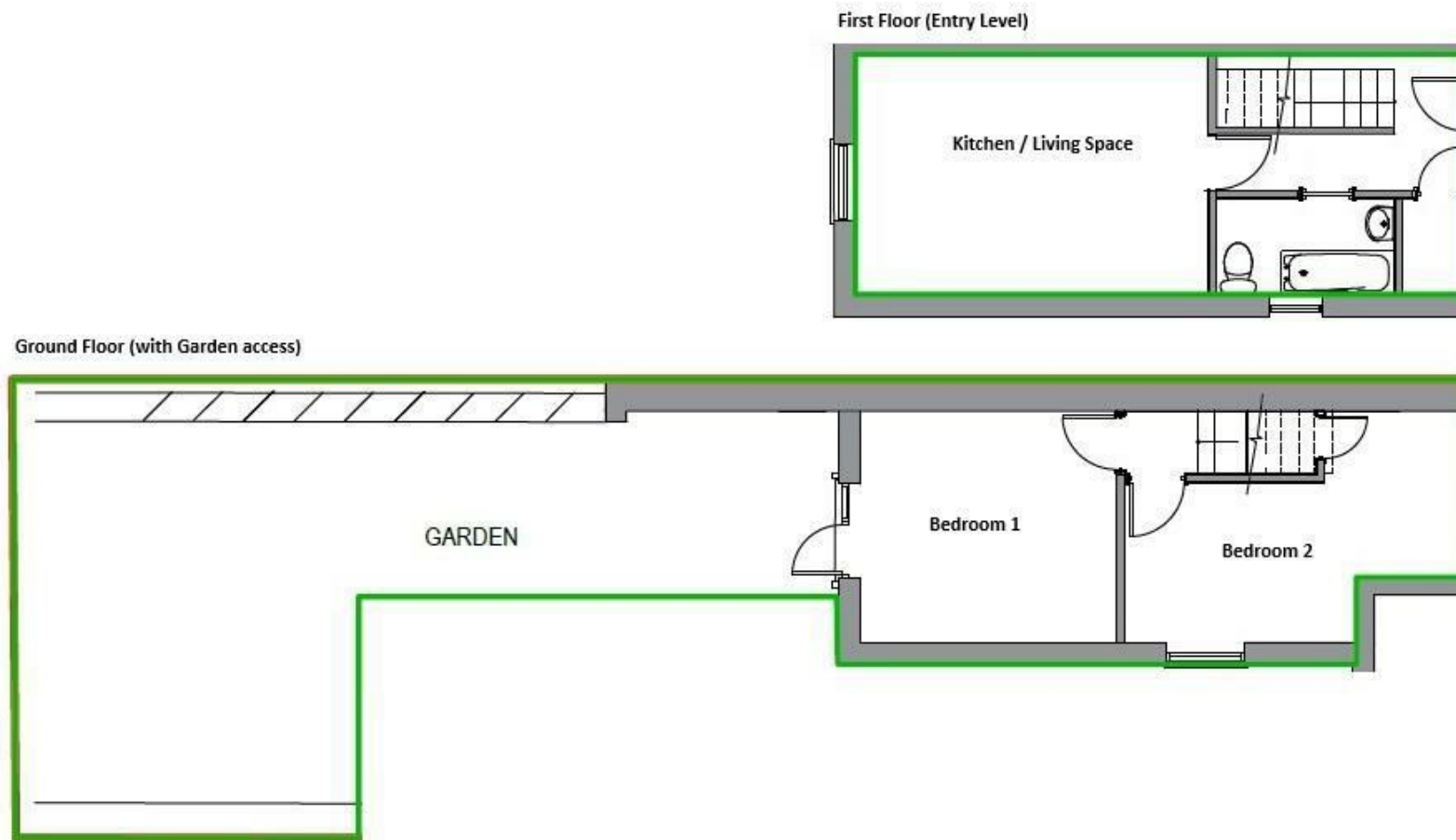
- Modern & Stylish Layout
- Council Tax Band A
- Vacant & Ready To Go



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Current EPC Rating: E

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(49-54) E		51	51
(41-48) F			
(31-40) G			
Not energy efficient - higher running costs			
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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