



Flat E Rockmount, 12 Rea Barn Road, Brixham, Devon, TQ5 9DU
Leasehold Maisonette
Asking Price £127,000

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

Location and Overview

Situated within half a mile of Brixham town centre and harbour, this charming 1-bedroom ground floor maisonette offers a prime location for those seeking a central base. With quick and direct access to the town's vibrant pubs, cafés, and restaurants, and with Fore Street even closer, it's perfect for enjoying all that Brixham has to offer. The walk to the property involves only a small incline before leveling out, making it easily accessible.

Interior Features

The property boasts its own separate entrance, leading into a welcoming lounge area. This flows through to a modernised kitchen at the rear, providing a functional and stylish space for cooking and dining. Upstairs, the main bedroom is accompanied by a smaller separate room, ideal for use as an office or hobbies space. A modern 4-piece bathroom suite completes the first floor.

Exterior Features

To the rear of the building, an allocated parking space is accessed from Roseacre Terrace off Rea Barn Road. Steps lead down through the main building to the front entrance of the flat. The property also benefits from a communal garden/drying area at the back, offering panoramic views across Brixham towards St Mary's, with the picturesque Devonshire rolling hills beyond.

Additional Information

Tenure: Leasehold, held on a 999-year lease with approximately 970 years remaining.

Maintenance: £1,000 per year (2023-2024), managed by Crown Property Management. This fee includes general maintenance and building insurance. The next scheduled works include external painting of the property.

Efficiency: The property is cost-effective to run, featuring gas central heating and PVCu double glazing.

Offered for Sale: Chain-free.

Council Tax Band: A



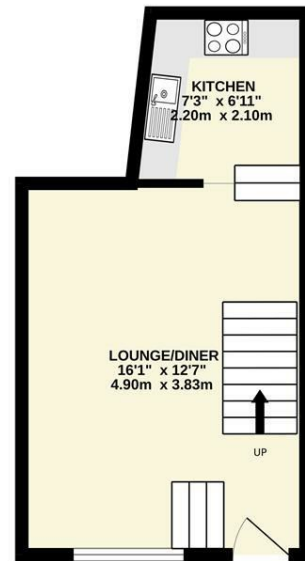
- Fresh Modern Décor
- Central Location
- Communal Gardens
- Long Lease
- Handy Second Room
- Light & Bright
- Allocated Parking Space
- Chain Free



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GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplans 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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(91-100) A		
(81-90) B		
(69-80) C	70	74
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

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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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