



5 Penn Court St. Marys Hill, Brixham, TQ5 9FE  
Leasehold Flat - Ground Floor  
Asking Price £250,000

**boyce**brixham  
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This impressive ground floor apartment forms part of an exclusive block of just four similar properties, set within the highly regarded Sharkham Village development. Designed with space and light in mind, the apartment enjoys level access throughout, generously proportioned rooms and notably high ceilings, creating a real sense of openness and quality.

The position is superb, with the South West Coast Path close at hand, offering some of the area's most spectacular coastal walks. From here, the path leads towards Berry Head Country Park in one direction or Kingswear in the other, with its ferry connection across to Dartmouth. Brixham town centre, harbour and amenities are approximately a mile away, with local shops and public transport even closer.

The apartment is situated on the seaward side of the development and enjoys delightful open views across the surrounding countryside and out to sea. One of the rarer properties within Sharkham Village, it benefits from its own private garden, which can be accessed directly from both bedrooms and the main living space.

Inside, a spacious entrance hall sets the tone for the rest of the home, providing access to all principal rooms and excellent storage. The accommodation is thoughtfully laid out and flows beautifully, ideal for both everyday living and entertaining.

The main living area is particularly impressive, being exceptionally large and filled with natural light from its triple aspect. This room comfortably accommodates both sitting and dining areas and enjoys attractive views over the garden towards the countryside and sea beyond, with doors opening directly outside to enhance indoor-outdoor living.

There are two generously sized double bedrooms, both with direct access to the garden and enjoying the same lovely outlook. The principal bedroom benefits from an en suite shower room, while a well-appointed family bathroom serves the second bedroom.

Outside, the private garden is a real highlight: level, sunny and perfectly positioned to enjoy its southerly aspect. With open views across the development and out to sea, it provides a peaceful and sheltered space to relax, dine or simply take in the surrounding scenery.

The property is held on a long 999-year lease from 2007 and benefits from gas central heating and double glazing throughout. The service charge is approximately £250 per month, covering the upkeep of the building and communal areas, with a modest ground rent of £62.50 payable half-yearly.

**Council Tax Band: C**



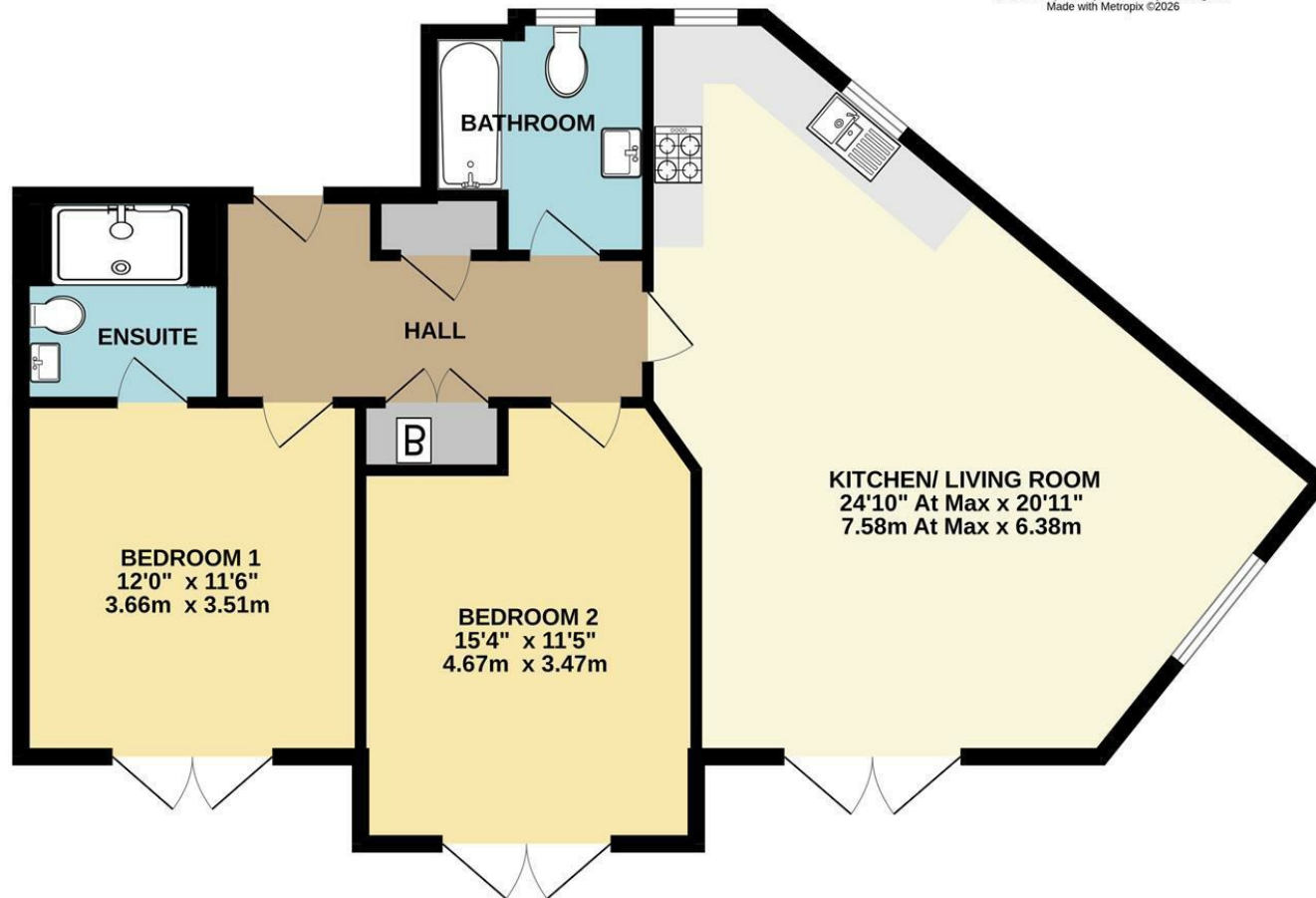
- Ground Floor Garden Flat
- Allocated Parking Space & Visitors Spaces
- Leasehold 999 Year Lease From 2007
- Spacious Rooms & High Ceilings
- Private South Facing Garden
- Council Tax Band C





## GROUND FLOOR

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

| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
| Very energy efficient - lower running costs | Current | Potential |
| (91-100) <b>A</b>                           |         |           |
| (81-90) <b>B</b>                            |         |           |
| (69-80) <b>C</b>                            | 80      | 80        |
| (55-68) <b>D</b>                            |         |           |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| 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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