



92 Chestnut Drive, Brixham, TQ5 0SD
Leasehold Flat - First Floor
Asking Price £139,950

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

Situated in the sought-after area of Higher Brixham, this well-presented two-bedroom flat enjoys a convenient location close to local shops along Summercourt Way and within easy reach of a regular bus route.

The property benefits from its own private entrance, offering a sense of independence, as well as a generously sized courtyard-style garden—ideal for outdoor relaxation. There is also the added advantage of off-road parking in the adjacent car park, providing convenience for both residents and visitors.

Access to the flat is via a small number of steps to the front door, or alternatively via more level access from the side through the private rear garden.

Upon entering, you are welcomed into a spacious L-shaped hallway, creating an immediate sense of space. The hallway features two large built-in storage cupboards, perfect for coats and everyday essentials, along with a separate airing cupboard further along—ideal for linen and towels.

The living room is a standout feature, offering generous proportions with ample space for both a comfortable seating area and a dining space. Large windows allow plenty of natural light to flood the room, creating a bright and airy feel. A balcony accessed from the living room enjoys a pleasant southerly aspect with far-reaching open views—an ideal spot to relax or entertain.

Adjacent to the living room, the kitchen is both spacious and practical, with room for a small breakfast table or additional seating. It is fitted with a range of appliances, and also houses the gas combi boiler, providing efficient heating and hot water.

The property offers two well-proportioned double bedrooms, both located at the rear and benefiting from a peaceful outlook and open aspect—perfect for creating calm and restful spaces. In addition, there is a family bathroom and a separate WC.

The property is held on the remainder of a 125-year lease from 1st April 1989. Maintenance charges are approximately £600 per annum, and ground rent is £10 per annum.

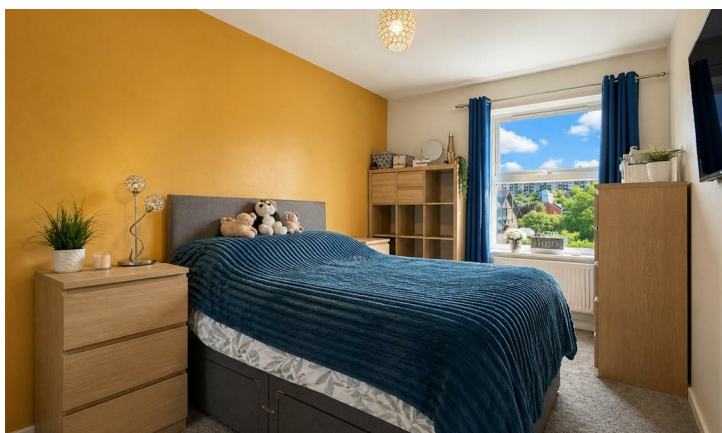
With its spacious layout, private outdoor space, and convenient location, this flat presents an excellent opportunity for those seeking a comfortable and low-maintenance home in Higher Brixham.

Council Tax Band: B

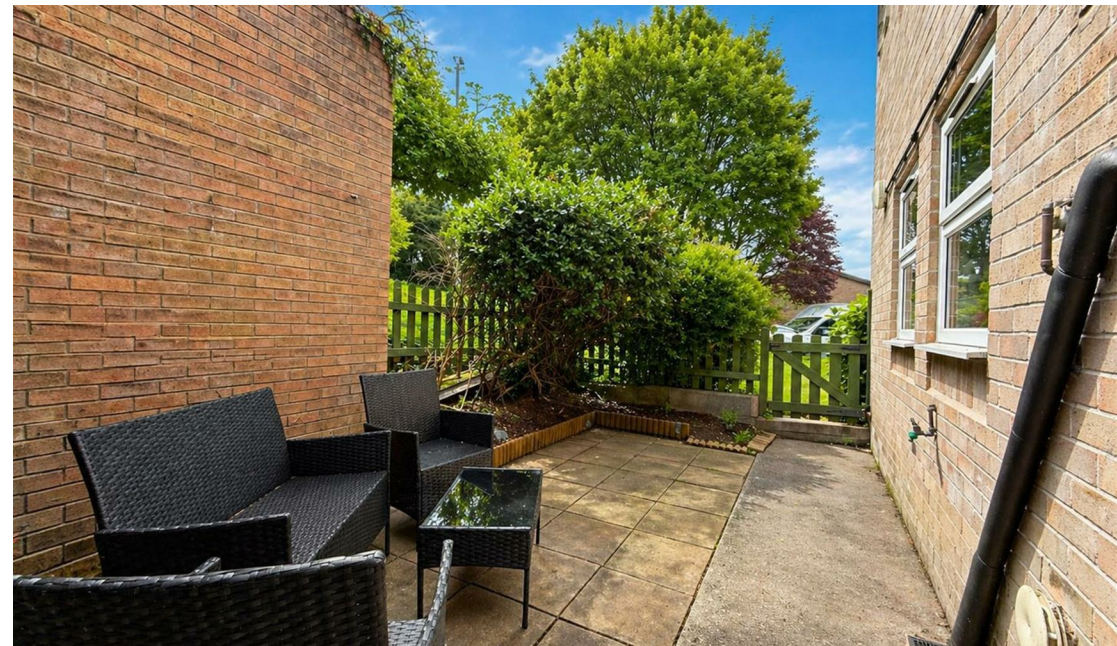


- Spacious Flat
- Large Living Space
- Parking Space
- Great Buy

- 2 Double Bedrooms
- Courtyard Garden & Balcony
- CHAIN FREE
- Good Size Kitchen



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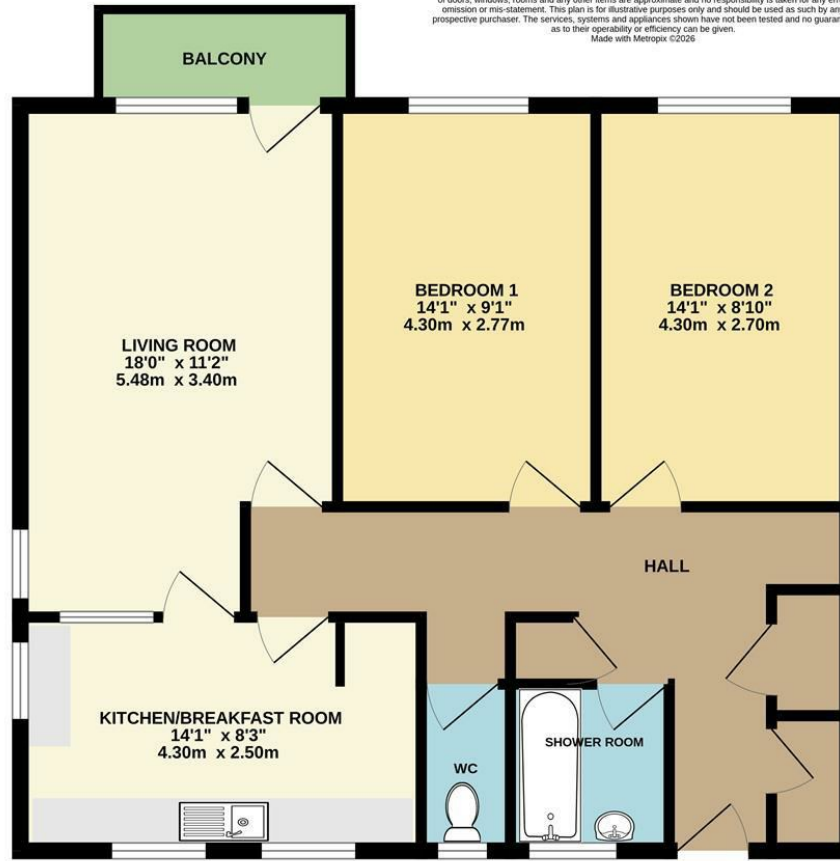


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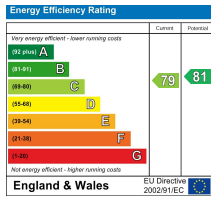
TOTAL FLOOR AREA: 761 sq.ft. (70.7 sq.m.) approx.

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

Current EPC Rating: C



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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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