



1 Captains Rest, 67 Middle Street, Harbour Area, Brixham, Devon, TQ5 8EJ
Leasehold Flat
£210,000

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

“Captain’s Rest” is an impressive and thoughtfully designed development, completed in 2014 and comprising just four similar apartments. Apartment 1 enjoys the advantage of level access directly from Middle Street, making it particularly well-suited as a centrally located holiday retreat or an easily accessible coastal base. Positioned just a minute’s gentle stroll from the harbour and waterfront, the property places you at the heart of everything Brixham has to offer, with its vibrant amenities, shops, and eateries all close at hand. The apartment also benefits from its proximity to the main central car park and excellent transport links, including the number 12 bus route providing convenient access to the mainline rail connections at Paignton.

Accessed via a secure communal entrance lobby, Apartment 1 is immediately reached from the main doorway, enhancing both convenience and privacy. Internally, the property offers a generously proportioned and well-balanced layout, with an open-plan design to the principal living space that maximises both light and a sense of space. Its slightly elevated position ensures a bright and airy atmosphere throughout. The apartment is presented to a high standard, featuring a sleek, modern fitted kitchen, a stylish contemporary bathroom suite, and two comfortable double bedrooms, both with built-in wardrobes. There is also ample room for both lounge and dining furnishings, making it ideal for relaxing or entertaining.

The property is offered as a going concern, with furnishings available by separate negotiation, allowing for a seamless transition into holiday letting or immediate personal use. It is held on a 999-year lease from 2014, with an annual maintenance and ground rent charge of approximately £700, representing an attractive and low-maintenance ownership opportunity in this sought-after coastal location.

Council Tax Band: B



- Two Double Bedrooms
- In The Heart Of Town/Harbour Area
- Leasehold / Council Tax Band B

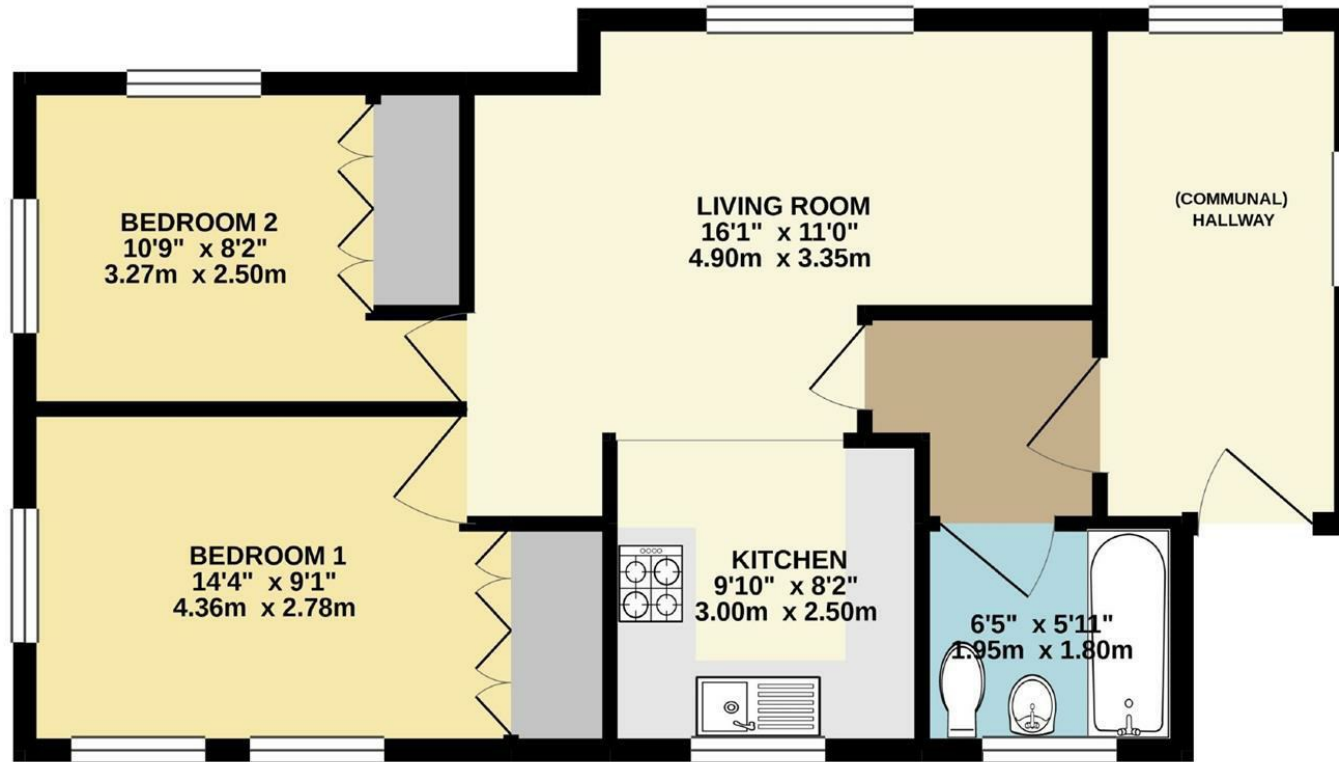
- Spacious Open Plan Living Room
- Easy, Level Access
- With No Onward Chain



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TOTAL FLOOR AREA : 567 sq.ft. (52.7 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: B

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92-100) A		
(81-91) B		81	81
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) 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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