



9 Dolphin Court Overgang, Brixham, TQ5 8AT  
Leasehold - Share of Freehold Flat  
Realistic Offers Considered £249,950

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This light and airy one-bedroom apartment is set on the second floor in a prime position beside Brixham harbour, perfectly placed to enjoy the bustle and maritime character of the port. The living area offers superb views across the inner harbour, while the kitchen enjoys an outlook over Oxen Cove. With the Yacht Club across the road, the fish market just over a minute's walk away, and a wide choice of harbourside cafés, pubs and shops close at hand, the location is hard to beat for those wanting to be in the heart of the sought-after Harbour Bowl.

Currently operating as a very successful, award-winning holiday let, the property boasts strong repeat bookings and excellent guest reviews, with many visitors already secured for the coming year. Guests consistently highlight the enviable views, convenient parking, and the apartment's comfort and cleanliness, with feedback including: "Simply the best. Views to die for. Clean, comfortable and within 5 mins of the harbour. Parking is great," and "Absolutely amazing, could not fault it at all, love the place."

The apartment itself has been carefully maintained by the current owners, featuring a stylish fitted modern kitchen and a particularly spacious bathroom. The kitchen is generous in size with ample storage, extensive worktop space and room for a dining area. The main living space is again of a generous size and enjoys a super outlook over the inner harbour from the large picture window, while the communal open decked walkway to the front and side provides a wonderful spot to enjoy the outlook.

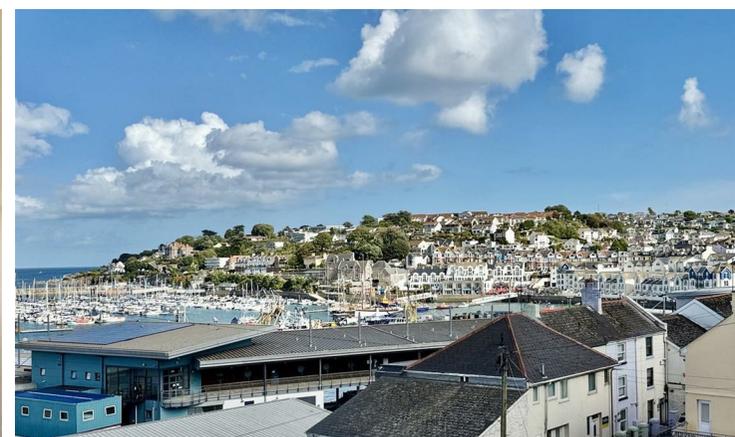
Practical benefits include an all-important allocated parking space, a 999-year lease from 31 December 2010, and a 1/11th share of the freehold through Dolphin Court Management (Brixham) Ltd. The current service charge is £135 per month, which covers external maintenance, cleaning of communal areas and buildings insurance. The property also benefits from high quality Dimplex electric radiators, an electric boiler system and PVCu double glazing throughout. OFFERED WITH NO ONWARD CHAIN.

**Council Tax Band: Exempt**



- Leasehold Flat - Share Of The Freehold
- Allocated Parking Space
- Enjoying Great Harbour Views

- Offered With No Onward Chain
- Council Tax Band Exempt (holiday let)
- Modern Electric Heating



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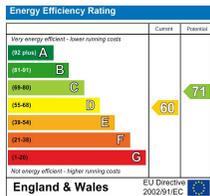
SECOND FLOOR  
439 sq.ft. (40.8 sq.m.) approx.



TOTAL FLOOR AREA : 439 sq.ft. (40.8 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: D



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