



7 Torbay Court Marina Drive, Brixham, TQ5 9BD
Leasehold Flat - Ground Floor
£200,000

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This fantastic ground floor apartment is perfectly positioned to take full advantage of breathtaking panoramic sea views across Torbay, including Brixham Marina and the breakwater stretching towards Torquay. Situated on the highly sought-after Berry Head side of Brixham, this property offers an exceptional lifestyle in one of the area's most desirable locations.

The apartment features a spacious open-plan lounge and dining area filled with natural light from multiple large windows framing the stunning coastal outlook. The original fitted kitchen adjoins this space and offers excellent potential to be modernised or opened up further to maximise the views. There are two generous double bedrooms, each with pleasant outlooks, and a centrally positioned bathroom with its original, well-maintained suite, offering both character and scope for personalisation.

Outside, the property enjoys beautifully maintained communal gardens with sweeping lawns and mature borders, providing an attractive and tranquil setting. A single garage is included, located in a nearby block, along with residents' parking available on a first-come, first-served basis.

This purpose-built apartment benefits from uPVC double glazing and is offered to the market with no onward chain. The location is superb, just a short and scenic stroll from Brixham's vibrant harbour with its boutique shops, cafés, and restaurants. Local transport links and highly regarded schools are also within easy reach, making it ideal as a permanent home, coastal retreat, or investment.

Internal viewing is highly recommended to fully appreciate the exceptional position, the stunning sea views, and the lifestyle this property has to offer.

Lease: 999 years from 1965.

Maintenance: £100 per month including building insurance, water, and garden upkeep.

Please note: Holiday letting is not permitted. Pets are welcome.

Council Tax Band: C



- Two Bed Ground Floor Flat
- Superb Bay & Harbour Views
- Leasehold / Council Tax Band C

- Garage and Ample Parking
- Spacious Accommodation Throughout
- With No Onward Chain

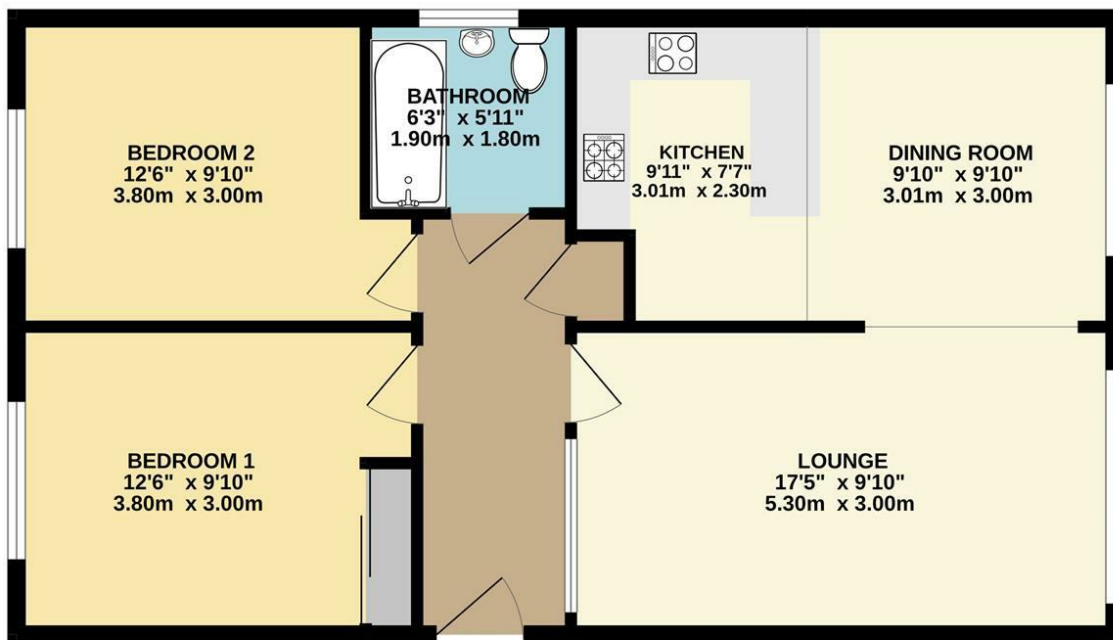


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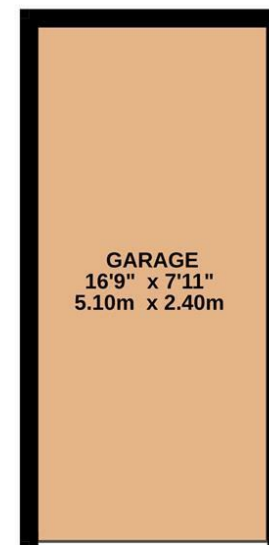




GROUND FLOOR
691 sq.ft. (64.2 sq.m.) approx.



OUTSIDE
132 sq.ft. (12.2 sq.m.) approx.



TOTAL FLOOR AREA : 823 sq.ft. (76.5 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:

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(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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