



Flats 2 & 3, 45 Glenmore Road, Brixham, TQ5 9BT
Freehold Flat - Ground Floor
£280,000

boycebrixham
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Located in the heart of Brixham, this fully tenanted freehold investment comprises three well-proportioned two-bedroom flats, each offering spacious and modern accommodation. Having been comprehensively refurbished in recent years, all units are in excellent condition and come with the relevant compliance certificates in place—making this a turnkey opportunity for investor landlords.

The property enjoys a highly convenient layout, with one flat accessed directly and on the level from Bolton Street, while the remaining two are reached via Glenmore Road to the rear. This dual-access configuration enhances privacy and practicality for tenants, while providing a unique and versatile setup for landlords.

Each flat features stylish interiors with contemporary kitchens, modern bathrooms, and bright living areas designed for comfort and ease of maintenance. The generous proportions and thoughtful layouts make them ideal for long-term rentals, and with tenants already in situ, the property is income-producing from day one.

Adding significant value to the property is a highly prized off-road parking space—an increasingly rare asset in a central Brixham location. This feature not only adds appeal for tenants but also strengthens the long-term rental value and investment return.

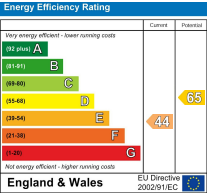
Well-positioned just a short walk from the harbour, shops, and local amenities, this property offers an excellent commercial yield in a thriving rental market. Competitively priced for a quick sale, this is a rare chance to acquire a ready-made investment in one of South Devon's most sought-after coastal towns.

Council Tax Band: A





Current EPC Rating: E



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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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