



Fisherman's Nook, 61a Bolton Street, Brixham, Devon, TQ5 9DJ  
Leasehold Maisonette  
£130,000

**boyce**brixham  
email [property@ljboyce.co.uk](mailto:property@ljboyce.co.uk) call 01803 852736

Located in the heart of Brixham is this spacious maisonette (first and top floors). This superb property enjoys its own entrance from the rear of the building opening into a useful downstairs hallway. The property is located on the level, leading into the Brixham town centre with the harbour just beyond. A super central location for those that want to be near the action but just off the beaten track.

The accommodation is wonderfully presented and has a spacious, open feel from the good size inner hallway leading to all the principal rooms. The dual aspect living space is light and bright and perfect for entertaining with the kitchen area just off to one side. Such is the space available, that our vendor currently utilises the living space a double-up bedroom, cleverly screened to separate the space. Also on this level is the main bathroom, which enjoys natural light and is also well placed for visitors. The bedroom is on the level above giving a great amount of privacy, this room is a fantastic size and can easily accommodate a home office work area if required.

Maintenance and lease information: The property is held on a 125 year lease (from 2015). Ground Rent £150 per annum, Maintenance is shared on an 'as-and-when' basis split between the 4 flats.

Internal viewing is a must to appreciate all this super flat has to offer. Chain free with vacant possession.

**Council Tax Band: A**



- Large Open Plan Kitchen/Diner
- Very Well Presented Throughout
- Very Large Bedroom
- Offered As Chain Free

- Good Size Living Room
- Fabulous First Home or Holiday Let
- Gas Central Heating
- Close To Town & Harbour



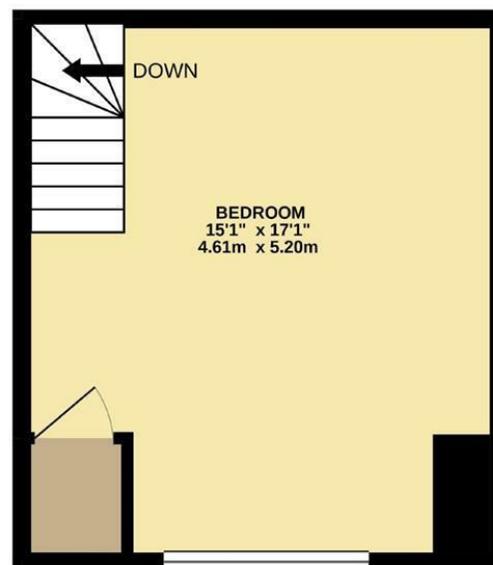
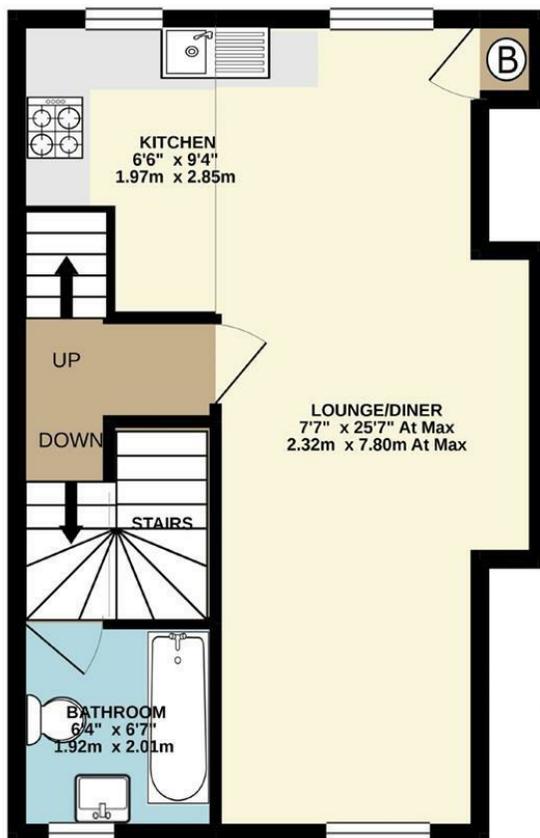
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GROUND FLOOR  
398 sq.ft. (37.0 sq.m.) approx.

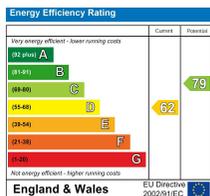
1ST FLOOR  
251 sq.ft. (23.4 sq.m.) approx.



TOTAL FLOOR AREA : 650 sq.ft. (60.3 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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