



Flat L Vix Court Pillar Avenue, Brixham, TQ5 8LN
Leasehold Flat - Ground Floor
£127,000

boycebrixham
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Perfectly positioned on the level in the ever-popular Pillar Avenue area of Brixham, this well-presented one-bedroom ground floor apartment offers comfortable, low-maintenance living in an exceptionally convenient location. Situated adjacent to a parade of local shops, including a Costcutter mini-market, the property is ideally suited to those seeking everyday amenities just moments from their front door, whilst enjoying the security and practicality of a purpose-built development.

To the rear of the building, a spacious residents' forecourt provides secure off-road parking, with the apartment benefiting from its own allocated parking space – a valuable feature in such a well-connected location.

Stepping inside, an enclosed entrance porch creates a practical welcome to the home, complete with a large built-in storage cupboard, before leading through into the generously proportioned lounge/dining room. Flooded with natural light through its large front-facing window, this inviting living space enjoys an open outlook across the attractive communal green and the surrounding Pillar area, creating a bright and airy atmosphere throughout.

The spacious double bedroom also enjoys a pleasant front aspect, offering an equally light-filled retreat with ample room for freestanding furniture. To the rear, the kitchen is well arranged and perfectly functional, whilst the family bathroom completes the accommodation.

The apartment has been well cared for over the years and is presented in good overall condition, allowing a new owner to move straight in whilst offering scope to modernise or personalise over time should they wish. UPVC double glazing is fitted throughout, with electric heating and hot water providing an efficient, low-maintenance home.

Whether you're taking your first step onto the property ladder, searching for an easy-to-manage retirement home, looking for an investment opportunity or simply seeking a conveniently located property close to local facilities, this attractive apartment is sure to appeal to a wide range of buyers. Held on a 999 year lease from 2025. Service charge of £60 per month to include buildings insurance and maintenance of communal area and contribution to a sinking fund. Pets are allowed.

Council Tax Band: A

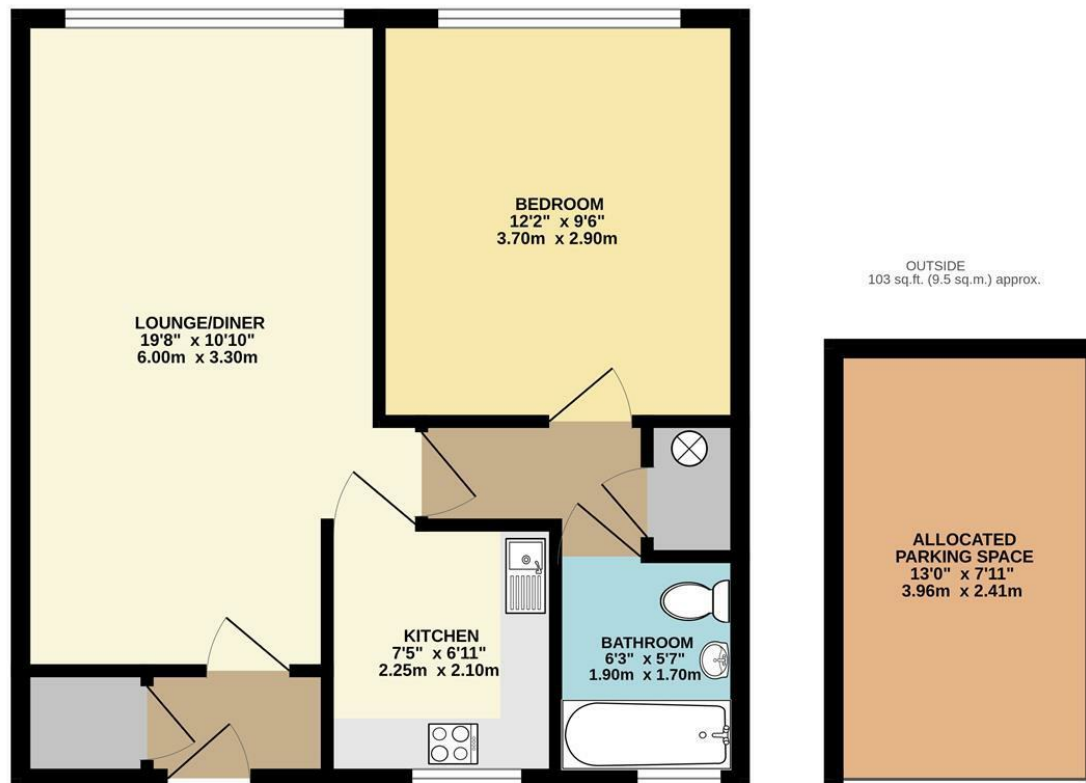


- One Bed Ground Floor Flat
- On The Level At Furzeham
- Low Maintenance & Efficient
- With Allocated Parking
- Well Presented Throughout
- Leasehold (999yr) / Council Tax Band A





GROUND FLOOR
497 sq.ft. (46.2 sq.m.) approx.



TOTAL FLOOR AREA : 600 sq.ft. (55.7 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:

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(91-100) A			
(81-90) B			
(69-80) C			
(55-68) D			
(49-54) E			
(41-48) F			
(31-40) 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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