



**Description**

An interesting and versatile end of terrace freehold property requiring refurbishment, currently comprising a two bedroom self-contained maisonette with additional double loft room, having the benefit of sea and harbour views from the side and rear elevations, along with a vacant garden level studio apartment accessed from the rear of the property. The property would lend itself to multi-generation occupancy, a home with an additional income stream, or for conversion back into a sizeable seaside residence in this popular location. The maisonette is currently let on a rolling AST and generating an income of £900pcm/£10,800pae, we understand that a Section 21 notice has recently been served on the current tenant. The basement studio flat has an estimated residential rental value of £400pcm/£4,800pae.

**Situated**

North Furzeham Road is situated within walking distance of the traditional fishing town of Brixham, with working harbour, marina and wide variety of shops, restaurants, public houses, recreational and educational facilities catering for all age groups.

**1 North Furzeham Road  
Ground Floor**

Entrance hall with steps leading down to the shower room and WC, kitchen, dual aspect double bedroom.

**First Floor**

Landing, triple aspect lounge/dining room with feature fireplace and Juliet balcony, open staircase rising to the loft room, single bedroom which forms a flying freehold.

**1A North Furzeham Road**

Accessed from the rear of the property via a pedestrian footpath. Entrance hall, open plan bed/sitting room with kitchen area off and a shower room.

**Outside**

Small courtyard garden with balcony to the front of the property. Former WC/store serving the ground floor flat.

**Viewings**

Strictly by prior appointment with Fulfords Paignton 01803 527523. General enquiries Countrywide Property Auctions 01395 275691.

**EPC Ratings**

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**Council Tax Bands**

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